



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, May 23, 2024
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**
- C. Approval of Minutes**
 - 1) Approval of the Minutes of the April 11, 2024, Plan Commission Special Meeting.
- D. New Business**
 - 1) Public Hearing - 21W451 Hill Avenue and 21W427 Fairway Street - Glen Oak Country Club Parking Lot Expansion: Glen Oak Country Club is petitioning the Village to amend an existing Special Use Permit and to grant Zoning Variations to allow for the construction of a parking lot expansion in the CR Zoning District.
 - 2) Public Hearing - 285 Roosevelt Road - Northwestern Medicine: Northwestern Medicine is requesting an amendment to Ordinance No. 6090 in order to allow facade changes to the previously approved exterior appearance of the principal unit associated with a proposed medical office use located in the C3 Zoning District.
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**

DRAFT MINUTES
Glen Ellyn Plan Commission
Thursday, April 11, 2024 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Tim Loftus called the meeting to order at 7:04 PM and explained the Plan Commission's function and operating procedure as an advisory board. He described the public hearing protocol including for public comment and announced that comments would be recorded.

Roll was called.

PRESENT: Chairperson Tim Loftus, Plan Commissioners Connie Arango, Peter Cooper, Ian Dawson, Adam Kreuzer, Sumita Mukherjee and Robert Wyant.

ABSENT: Commissioners Laura Brown, Parag Thakkar and Student Commissioner Emma Smith were absent.

Also in attendance: Daniel Harper, Planning Manager; Emily Rodman, Assistant Village Manager/Community Development Director; Jordan Frahm, Associate Planner ; Anabel Pederson, Associate Planner; Meredith Hannah, Economic Development Coordinator; Julie Settles, Recording Secretary; and Steve Thompson, Village Trustee.

B. Public Comment (non-agenda items)

None

C. Approval of Minutes

Commissioner Dawson moved to approve the draft minutes of February 22, 2024 Plan Commission meeting; seconded by Commissioner Kreuzer, the motion passed by voice vote.

D. New Business

1. Public Hearing; Proposed text amendments pertaining to regulations for outdoor dining, dining platforms and outdoor live entertainment

Commissioner Cooper moved to open the Public Hearing. Commissioner Arangos seconded the motion and the motion passed by voice vote

Staff Introduction

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the request: Proposed text amendments pertaining to regulations for outdoor dining, dining platforms and outdoor live entertainment. Mr. Harper stated that Jordan Frahm would be presenting the outdoor dining and dining platforms section and Anabel Pederson would be presenting the outdoor live entertainment section.

Sworn in, Jordan Frahm, Associate Planner for the Village of Glen Ellyn, discussed the proposed text amendment additions and removals to be made to Section 10-5-15 (Outdoor Seating for Restaurants) of the Zoning Code. Mr. Frahm showed slides of existing outdoor dining and platform examples. Mr. Frahm highlighted changes in the following sections:

A) A five-foot wide area clear of obstructions, hazards or other objects, food storage, maximum intensity of lighting adjacent to a nonresidential use and a residential use and restaurant capacity

C) Sidewalk cafes are allowed on public property in the C2, C3, C5A, C5B and C6 zoning districts while dining areas on the road surface such as dining platforms are allowed in the C5A and C5B zoning districts, insurance requirements and all departments must signoff on approval for dining platforms

D) Dining platforms will be no longer than 400 square feet and will not remove more than two parallel or three diagonal parking spaces, one dining platform shall be permitted per block face, barriers and fencing and an extra protective barrier placement

Mr. Frahm responded to the Commissioner's questions. He stated that it is a possibility for two businesses to share a dining platform, businesses can have sidewalk seating where a platform is not allowed.

Sworn in, Emily Rodman, Assistant Village Manager/Community Development Director for the Village of Glen Ellyn, responded to Commissioner question regarding why a business who had platform dining last year gets priority for the next year. She answered because the business has already made a significant investment by purchasing the platform and planters. She has stated that last year there were two businesses that had platform seating. She also responded to Commissioner question regarding why some businesses have planters and some have Jersey barriers. She stated that the use of a planter or barricade is based on the proximity to turn lanes. Public Works and Police Department prefer the Jersey barriers because they are the strongest. Ms. Rodman responded to Commissioner question regarding capacity. She stated that outdoor capacity cannot add to the inside capacity due to codes regarding bathroom space, fixtures, etc.

Daniel Harper responded to Commissioner question regarding Section A 13-c, durability of chairs. Commissioner comment was chairs that can be bought at discount stores should not be allowed due to possible dangerous conditions in windy weather conditions where they can be blown around. Mr. Harper stated the Village could possibly do a weight grade. He also answered a question regarding enforcement of durability stating that during inspections the Village would look for damaged materials.

Sworn in, Meredith Hannah, Economic Development Coordinator for the Village of Glen Ellyn, answered Commissioner questions regarding if restaurant owners were aware of these new text amendments and if they were aware of the meeting tonight. Ms. Hannah stated that she's had

conversations with restaurant owners and were told that the meeting was tonight and where the packet of information is available.

Emily Rodman responded to Commissioner questions as to if the permit for a dining platform automatically renews every year, are businesses aware that only one is available per block face, in the first paragraph of Section C shouldn't it just say Village instead of Village Board, has the Village considered closing down Main Street and how is transfer of ownership of a business handled. She stated that business would have to reapply each year and if nothing has changed a permit would be granted. Regarding one platform per block face being available, she stated that one platform was designed off the pilot program and the code would be reviewed yearly to accommodate changes if necessary. Regarding Section C, she stated that the language could be changed to say Village instead of Village Board. Regarding closing down Main Street she stated that the biggest challenge is the traffic flow and that business owners north of the train tracks were concerned that patrons couldn't get to that area with Main Street being blocked. Regarding transfer of ownership of a business she stated that if the business remains the same, the permit would be granted if there were no changes.

Sworn in, Steve Thompson, Village Trustee for the Village of Glen Ellyn, commented regarding closing down Main Street that the Village tried to close down Duane Street which was unsuccessful because it was too far away from the businesses. He also stated that the sidewalks were widened to accommodate outdoor dining.

Daniel Harper responded to Commissioner question regarding potential dangerous situations if heaters were allowed on public sidewalks. Mr. Harper stated that the language can be changed to only permit heaters on platforms and not on public right-of ways.

Jordan Frahm responded to Commissioner questions as to the 400 sq. ft. language regarding dining platforms, how far the platforms can extend out, and if 400 sq. ft. the maximum restriction. He stated everything including barriers would be inside the 400 sq. ft., that the platforms can't go past the parking spaces and that 400 sq. ft. would be the maximum due to the parking space.

Discussion by the Commissioners ensued regarding egress lighting. Daniel Harper stated that the current code is 3 foot candle and 5 foot candles. Mr. Harper responded to Commissioner question asking why 3 and 5 foot candles when 1 is sufficient. He stated that the current code could be changed.

Emily Rodman responded to Commissioner questions as to if the lights will remain on the trees on the right-of-way, how are the shields for the lights enforced because there are no restrictions in the code and concern that the insurance requirements that are required are not sufficient enough. She stated that the lights will not stay on the trees, that the code could be added regarding color temperature and she will contact the Village attorney regarding insurance requirements. Discussion ended regarding outdoor dining and dining platforms.

Sworn in, Anabel Pederson, Associate Planner for the Village of Glen Ellyn, discussed the proposed text amendment to be made to Section 10-5-14 (Live Entertainment) of the Zoning

Code. Ms. Pederson stated that the outdoor live entertainment language has been drafted with consideration to the indoor live music language and was created by the Outdoor Live Entertainment Pilot Program (2022-2023). She stated that permits would be allowed for businesses and restaurants in the C2, C3, C4, C5A, C5B and C6 zoning districts valid from March 31st and November 1st of each year and must be applied for on a yearly basis and that the yearly application would be subject to plan review and would be required to abide by health, safety and nuisance standards as outlined in the Code. She stated that the permit fees will change to \$300 for a three-year indoor permit and \$100 for a one-year outdoor permit valid March 31st through November 1st. The outdoor live entertainment may not be plainly audible 200 feet away from the property line of the property housing the entertainment.

Ms. Pederson responded to Commissioner questions if the 200 feet applies to outdoor seating on a public sidewalk, would the 200 feet apply to platforms, why the outdoor seating dates are April 1st through October 31st and the live entertainment is March 31st through November 1st, Section B2 states that live entertainment shall be located indoors without outside audience so does that mean the windows need to be closed, what does plainly audible mean, that plainly audible should be more language specific, can the outdoor music be every night, can the outdoor music be acoustic only and how would placement of cables for music equipment work to avoid injury. Ms. Pederson stated that the 200 feet applies to music on the public sidewalk and platforms. She stated the language regarding the dates would be changed to be uniform. The language regarding B2 means that there cannot be speakers for outside for indoor music to derail pedestrians for stopping outside and listening. She stated that the plainly audible language gives the Village and enforceable distance, and the language can be changed if the Commission would like. She stated that as of now the outdoor entertainment can be nightly and the Code states that the neighbors need to be notified. She stated the Village could limit the number of days for entertainment and make it acoustic only if the Commission wants that. Regarding cable placement, it would need to be compliant in the existing code and would need to be on the site plan.

A motion was made by Commissioner Kreuzer to close the Public Hearing; Commissioner Dawson seconded the motion; which passed by voice vote.

Commissioner Deliberation and Recommendation

Commissioners deliberated and expressed support for the text amendment with the following changes: Outdoor Dining – change Section C to say Village instead of Village Board, Section C item 2 discuss insurance and liability with Village Attorney regarding primary and non-contributory coverage on additional insured, to look at endorsements and to have an umbrella policy of five million, Section C item 7 to be moved up to be closer to item three and four, heaters should not be placed on the public right-of-way and are allowed on platforms Section C item 3 should reference Section C item 7, Section D item 1 to strike 400 feet platforms and make it based on dimensions of parking spaces and include safety barriers to be included inside the parking spaces, change lighting requirements to 1 foot candle with 3,000k color temperature or less and to change Section A item 13C to indicate no plastic chairs.

Live Entertainment – verify that all language regarding dates is the same, add 200 feet range to indoor music, limit outdoor music to three times per week, only use of non-amplified music on the public right-of-way, look to change Section D item 5 reasonable complaints.

Commissioner Cooper made the motion:

After conducting a public hearing and deliberating on the proposed text amendments pertaining to regulations for outdoor dining and dining platforms, the Plan Commission hereby recommends approval based on findings of fact, as discussed or amended at the Plan Commission public hearing on April 11, 2024, 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 make this recommendation of approval with the following conditions:

- 1. Change Section C to say Village instead of Village Board**
- 2. Section C item 2 discuss insurance and liability with Village Attorney regarding primary and non-contributory coverage on additional insured, to look at endorsements and to have an umbrella policy of five million**
- 3. Section C item 7 to be moved up to be closer to item 3 and 4**
- 4. Heaters should not be placed on the public right-of-way and are allowed on platforms**
- 5. Section C item 3 should reference Section C item 7**
- 6. Section D item 1 to strike 400 feet platforms and make it based on dimensions of parking spaces and include safety barriers to be included inside the parking spaces**
- 7. Change lighting requirements to 1 foot candle with 3,000k color temperature or less**
- 8. Change Section A item 13C to indicate no plastic chairs**

Commissioner Kreuzer seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote. All Commissioners present voted “Yes”.

Commissioner Cooper made the motion:

After conducting a public hearing and deliberating on the proposed text amendments pertaining to regulations for outdoor dining and dining platforms, the Plan Commission hereby recommends approval based on findings of fact, as discussed or amended at the Plan Commission public hearing on April 11, 2024, 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 make this recommendation of approval with the following conditions:

1. **Verify that all language regarding dates is the same**
2. **Add 200 feet range to indoor music**
3. **Limit outdoor music to three times per week**
4. **Only use of non-amplified music on the public right-of-way**
5. **Look to change Section D item 5 reasonable complaints**

Commissioner Dawson seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote. All Commissioners present voted “Yes”.

E. Trustee Liaison’s Report

Trustee Thompson stated that the Village Board took action to change the sidewalk ordinance that on one can block them from parking in a driveway from 7AM-10PM. He stated that Glen Ellyn is a walkable community and people will be seeing social media and print regarding Don’t Block the Walk.

F. Chair Report

Chairperson Loftus stated that come fall the Commission will have to review the Roosevelt hotel code for zoning and asked Daniel Harper to provide a memo to the Commission explaining items that will have to be reviewed.

G. Staff Report

Mr. Harper there is an Architectural Appearance Commission on April 23rd where Churchill Elementary submitted an application for expansion. He stated that Public Works submitted a pre application for the Metra demolition and reconstruction that the Commission will review April 25th. He also stated that Glen Oaks wants to expand their parking lot on the north side.

H. Other Business

No additional items were discussed.

I. Adjournment

Chairperson Kreuzer made a motion to adjourn the meeting: Commissioner Cooper seconded the motion and the motion passed by voice vote at 10:37PM.



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

Meeting 5/23/2024 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2024-324)**

DOC ID: 2024-324

Public Hearing - 21W451 Hill Avenue and 21W427 Fairway Street - Glen Oak Country Club Parking Lot Expansion: Glen Oak Country Club is petitioning the Village to amend an existing Special Use Permit and to grant Zoning Variations to allow for the construction of a parking lot expansion in the CR Zoning District.

Statement of the Issue:

The Glen Oak Country Club is proposing to expand the existing off-site parking lot located on the north side of Hill Avenue. The applicant reports that the additional parking is needed to accommodate peak loads during event and to alleviate street parking on Hill Avenue and that the expansion of this parking lot would best address their needs. In order to construct this expansion, Glen Oaks Country Club must annex the property identified as 21W427 Fairway Street it has under contract to purchase to the Village and consolidate the two properties to expand the existing parking lot and incorporate it into the existing parking lot design. To accommodate the project, the Country Club is requesting approval of the following:

1. Amend the Glen Oak Country Club's Special Use Permit (Ordinance #6264) for a "public or private recreational facility where buildings do not occupy more than ten percent of the site area including any parking lots located across a right-of-way provided, they are within 300 feet of the property on which the facility is located." in accordance with Section 10-4-3(B) of the Zoning Code to include the newly annexed territory.
2. The following variations from the Glen Ellyn Zoning Code:
 1. A variation from Section 10-5-5(C) to allow a 7.1-foot impervious surface setback for the proposed expanded parking lot in lieu of the required minimum impervious surface setback of 7.5 feet.
 2. A variation from Section 10-5-5(C) to allow an 8-foot impervious surface setback for the proposed expanded parking lot in lieu of the required minimum impervious surface setback of 9.5 feet.
 3. A variation from the parking lot dimension requirements in Section 10-5-8(F) to allow parking spaces of 9' x 18' and 9' x 16.5' in lieu of the 9' x 19' Code required minimum.
 4. A variation from the parking lot dimension requirements in Section 10-5-8(I) to allow parking lot driving aisle of 24' in width in lieu of the Code required minimum of 25'.

Analysis:

BACKGROUND: In 2014 the Village approved several ordinances related to the development of a parking lot on Country Club property: annexation agreement (Ordinance 6248); annexation (Ordinance 6260); rezoning to CR Conservation Recreation (Ordinance No. 6261); Special Use for a private recreational

facility and variations (Ordinance 6264). Additionally, the Village approved a text amendment which allowed parking lots located across a right-of-way to be included as part of a private recreational facility.

**SURROUNDING
USES:**

The site is surrounded primarily by existing single family uses.

Surrounding Land Uses

North: Single Family

South: Single Family

East: Glen Oak Country Club

West: Single Family

Surrounding Zoning

DuPage R4 Single Family

R2 & DuPage R4 Single Family

DuPage R4 Single Family

DuPage R4 Single Family

**COMPREHENSIVE
PLAN :**

The 2023 Comprehensive Plan recommends single family residential use for the to be annexed property at 21W427 Fairway Street and Parks and Open Space for the remaining portions of the parking lot. When the 2014 parking lot expansion occurred in concert with other Country Club improvements, the lot fronting on Fairway Avenue (abutting this proposed annexation to the west) was also noted as Single Family Residential in the 2001 Comprehensive Plan.

**REVIEW
PROCESS:**

In order to proceed with the project, the petitioner will need to receive approval to Amend their Special Use Permit and Zoning Variations. The Annexation will be reviewed by the President and Village Board of Trustees.

**PUBLIC
NOTICE:**

Notice of the public hearing was published in the May 6th, 2024 edition of the Daily Herald. Property owners within 350 feet of the property were notified by mail of the public hearing and a placard was placed on the property.

**PROJECT
SUMMARY:**

Glen Oak Country Club is the contract purchaser of the 21W427 Fairway Street property. They propose annexing the property, demolishing the existing single-family home, and expanding the existing parking lot.

A summary of the project and various approvals requested by the Country Club is below.

1. Annexation. The subject site is outside the corporate boundaries of the Village, but contiguous with the Village on two sides. The review and approval of these actions is not part of the Plan Commission's duties and responsibilities but falls under the purview of the Village Board.
2. Zoning. In compliance with Section 10 -3 – 3 Automatic Zoning, upon annexation the property in question will be zoned CR Conservation/ Recreation District. This is the district where all the previously annexed portions of the Glen Oak Country Club property are zoned. No Plan Commission action is required.
3. Special Use Permit. The Country Club is defined by the Zoning Code as a *"private recreational facility where buildings do not occupy more than 10% of the site area"*. A private recreational facility is a designated Special Use in the CR Conservation Recreation Zoning District. Therefore, the petitioner is requesting approval of an amended Special

Use Permit (Ord#6264 copy attached) to accommodate the proposed parking lot improvements.

4. Plat of Consolidation. In accordance with Section 10-10-10 of the Zoning Code, a Plat of Consolidation is required and is being requested. The 21W427 Fairway Street property will be consolidated with the previously consolidated parking lot property.
5. Variations.
 1. A variation from Section 10-5-5(C) to allow a 7.1-foot impervious surface setback for the proposed expanded parking lot in lieu of the required minimum impervious surface setback of 7.5 feet.
 2. A variation from Section 10-5-5(C) to allow an 8-foot impervious surface setback for the proposed expanded parking lot in lieu of the required minimum impervious surface setback of 9.5 feet.
 3. A variation from the parking lot dimension requirements in Section 10-5-8(F) to allow parking spaces of 9' x 18' and 9' x 16.5' in lieu of the 9' x 19' Code required minimum.
 4. A variation from the parking lot dimension requirements in Section 10-5-8(I) to allow parking lot driving aisle of 24' in width in lieu of the Code required minimum of 25'.

Project Analysis:

1. Required Public Improvements / Right-of-Way Dedications. The Fairway Street right of way is 50' wide in lieu of the 66' standard. However, no additional dedication was required in 2014 with the prior parking lot expansion and Plat of Consolidation. No additional right of way is being sought. (Section 11-4-4(E)). No sidewalk exists along Fairway Street. However, no sidewalk was mandated in 2014 with the prior parking lot abutting Fairway Street. No sidewalk will be required. (Section 11-4-7)

2. Parking Lot Design. The existing Golf Avenue parking lot extends behind the single-family homes at 21W427 Fairway Avenue and 21W411 Acorn Avenue. And the existing parking lot abuts the home at 21W427 Fairway Avenue, the property/home subject to this request. There are 30 parking spaces on the Fairway Street portion of the overall lot. The existing spaces on the northeast row are approximately 30' in depth in anticipation of this proposed expansion. The excessive parking space length will be utilized to create a new row of spaces. As proposed, there are 76 parking spaces in the Fairway Street portion of the overall parking lot. 39 new parking spaces are to be added, but several spaces are being removed from the existing lot for drive aisles etc.

The lot as proposed requires variations from Sections 10-5-8(F) and (I). These sections require parking spaces to be 9' x 19'. The plan indicates spaces of 9'x18' and 9'x16.5' with an overhang into landscaped (impervious surface) setback. Similar variations were granted in 2014 for the original parking lot.

3. Landscaping/Fencing. A variety of trees and shrubs are proposed to screen the parking lots. Landscape islands are proposed in the parking lot as required by code. These islands have shade trees and grass in compliance with the Code.

Section 10-5-8(G)5 requires a fence or "densely planted compact hedge not less than 4' in height when open vehicle parking areas are adjoining residential districts. The applicant is proposing a 6' wooden board on board fence for the portion of the common property line with the northeast residential property. The Country Club proposes new evergreen plantings along this common property line, including 8-foot tall Elms and Arborvitae. 40 trees are slated for removal to construct

the expanded parking lot. The plan as presented includes 18 shade trees, 14 evergreen trees and 103 shrubs along with 110 one-gallon-sized native grasses in the islands.

4. Lighting. As part of the project, three new 20-foot-tall decorative light poles are proposed in the parking lot. The proposed photometric plan meets the lighting requirements of Section 10-5-13(M)2(a) which mandates a maximum foot-candle level of 0.5 at the property line.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

The Plan Commission should consider the petitioner's request for approval of an amendment to the previously approved Special Use Permit (Ordinance # 6264) and Zoning Variations and make a recommendation to the Village Board for approval, approval with conditions or denial. In reviewing the Amendment to the Special Use Permit, the Commission should consider the criteria in Section 10-10-14(E) of the Zoning Code and in considering the requested Zoning Variations, the Commission should consider the criteria in Sections 10-10-12(C) and 10-10-12(D) of the Zoning Code.

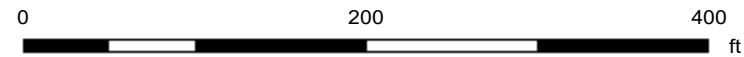
The Commission may wish to consider recommending that the following conditions be placed on any approval.

1. The property shall be developed in substantial compliance with the Preliminary Site Development Plans prepared by Spaceco Inc. dated 12.22.2023 last revised 03.08.2024, the Electrical Site Plan prepared by Kornacki & Associates Inc dated 12.22.2023 last revised 03.28.2024 and Tree Preservation Plan and Overall Landscape Plan prepared by Kathryn Talty Landscape Architecture dated 12.18.2023 last revised 03.12.2024.

2. That prior to the issuance of any building permits for the parking lot expansion, a Plat of Consolidation shall be executed and recorded for the property.

Attachments:

1. Aerial Map
2. Zoning Map
3. Special Use Permit Application
4. Variation Application
5. Site Plan
6. Landscape Plan
7. Lighting Plan
8. Draft Findings of Fact
9. Draft Motion to Approve
10. Draft Motion to Deny



Print Date: 5/13/2024

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

Notes



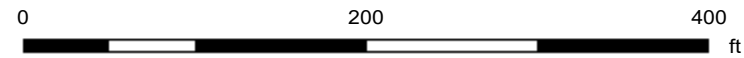
Legend

Zoning and Development

Zoning

CR: Conservation/Recreation District

R2: Single Family Residential District



Print Date: 5/13/2024

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Notes

APPLICATION FOR SPECIAL USE PERMIT

CLEAR PAGES

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

Date Filed: _____ Application No: _____

Name of Applicant: Glen Oak Country Club

Address of Applicant: 21W451 Hill Avenue, Glen Ellyn

Business Phone: 630-469-5600 Fax: 630-469-8585

Home Phone: _____ Mobile Phone: _____

Email: jcardamone@glenoakcountryclub.org

Property Interest of Applicant: Contract Purchaser

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: JJE Propertiess LLC

Address of Owner: 930 Newton Ave., Glen Ellyn, IL 60137

Business Phone: _____ Fax: _____

Home Phone: _____ Mobile Phone: 312-498-9997

Email: cher@loftonlake.com

Property Address: 1W427 Fairway Ave.

Legal Description of Property:

LOT 8 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT NO. 110577, IN DUPAGE COUNTY, ILLINOIS

Permanent Index No. (PIN): 05-12-316-002 Zoning: asking for CR

Lot Dimensions: 100x150 Lot Area: .35 ac

Present Use:

single family home

Requested Use/Construction:

parking lot

Estimated Date to Begin New Use/Construction: Fall 2024

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

Civil Engineer:
SPACECO, Inc: Brett M. Duffy, P.E.
9575 W Higgins Road, Suite 700
Rosemont, IL, 60018
Ph: 847-696-4060
bduffy@spacecoinc.com

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

Petitioner is requesting a special use in the CR district to allow for a parking lot, to be combined with and thereby expanding the existing parking lots on the north side of Hill Ave. Glen Oak is in need of additional parking in the vicinity of the clubhouse to accomodate peak times and major events. The additional parking will relieve the on street parking that at times has occurred on Hill Ave. Because the new parking lot will connect to an existing parking lot, it is compatible with adjoining property uses and the neighborhood. Landscaping and fencing will be provided for screening. Applicant believes the use is compatible with the comprehensive plan

Describe How the Special Use:

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

As described above, the expanded parking lot will be compatible and hence harmonious with adjoining uses.

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

The parking lot will be professionally designed and constructed in accordance with all village codes (with only minor geometric variances), including screening via landscaping and fencing.

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

Please see comments above

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

The property will be newly annexed to Glen Ellyn, and access to it by vehicular traffic will be via the means of access to the existing parking lot. No water or sanitary sewer is needed. Storm water will be addressed as party of engineering.

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

There will be no public facilities or services and thus no additional cost to the Village.

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

Because use will be the same as that for adjacent parking lot, this will not create any such negative conditions.

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

The property will use the existing approaches in the adjacent parking lot.

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

Proposed parking lot will be constructed with permeable pavers. Storm water will be addressed in engineering.

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

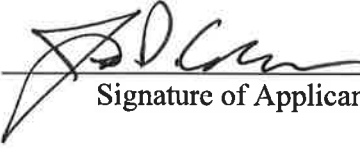
The existing residence is neither historic nor scenic and there are no natural features of importance to the community that will be affected.

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

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

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

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

<u>1-11-24</u>	<u>Glen Oak Country Club James Cardamone, Manager</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

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

OWNERSHIP BY A CORPORATION

Date: _____

Address: **21W427 Fairway Ave., Glen Ellyn, IL 60137**

Legal Description:

LOT 8 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT NO. 110577, IN DUPAGE COUNTY, ILLINOIS

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

Name: Brian Watterson	Address: 682 Crescent, Glen Ellyn, IL 60137	%: Pres & Dir
Name: Timothy Hohulin	Address: 486 Cottage, Glen Ellyn, 60137	%: VP & Dir
Name: Lawrence Borek	Address: 137 Circle Ridge, Burr Ridge, IL 60527	%: Sec & Dir
Name: Richard Dabrowski	Address: 590 Riford, Glen Ellyn, IL 60137	%: Treas & Dir
Name: Jeffrey Barrett	Address: 0N678 Waverly, Wheaton, IL 60187	%: Dir
Name: Michael Harrington	Address: 443 Lowell, Glen Ellyn 60137	%: Dir
Name: Gary Matula	Address: 216 Governor Dr., Schaumburg, IL 60193	%: Dir
Name: David Hoster	Address: 270 Abbotsford, Glen Ellyn, IL 60137	%: Dir
Name: David Menzel	Address: 662 Oak, Glen Ellyn, IL 60137	%: Dir
Name: Paul Murphy	Address: 665 Highview, Glen Ellyn, IL 60137	%: Dir
Name: _____	Address: _____	%: _____
Name: _____	Address: _____	%: _____
Name: _____	Address: _____	%: _____
Name: _____	Address: _____	%: _____

AFFIDAVIT OF AUTHORIZATION

I, Cheryl Garrett, Manager of JJE Properties, LLC owner of the property described as

LOT 8 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT NO. 110577, IN DUPAGE COUNTY, ILLINOIS.

verify that Glen Oak Country Club through its officers and attorneys

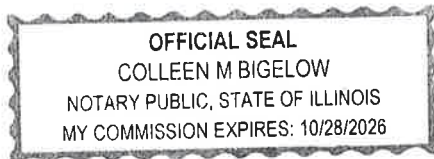
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

Cheryl Garrett manager
OWNER SIGNATURE

Subscribed and sworn to before me this

15th day of January, 20 24
Colleen M Bigelow

Notary Public



VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

CLEAR PAGES

APPLICATION FOR VARIATION

For the property at 21W427 Fairway Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Community Development Department.

You may attach separate sheets of paper if additional space is needed for the following answers.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: Glen Oak Country Club - James Cardamone, General Manager

Address: 21W451 Hill Avenue

Home Phone No.: 630-348-4330 Cell Phone No.: _____

Fax No.: 630-469-8585

E-mail: jcardamone@glenoakcountryclub.org

Ownership Interest in the Property in Question:

Glen Oak Country Club is contract purchaser of 21W427 Fairway and has submitted an application for annexation in connection with this application for variation.

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

***JJE Properties, LLC
c/o Cheryl Garrett, Manager
930 Newton Avenue
Glen Ellyn, IL 60137***

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

James Cardamone, general manager, is acting on behalf of Glen Oak Country Club. Glen Oak Country Club is the contract purchaser of the property.

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

YES ☒

NO ☐

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 21W427 Fairway Street, Glen Ellyn, IL 60137

Permanent tax index number: 05-12-316-002

Legal description:

LOT 8 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT NO. 110577, IN DUPAGE COUNTY, ILLINOIS

Zoning classification: requesting zoning to CR district via annexation

Lot size: 100 ft. x 150 ft. Area: 15,000 sq. ft.

Present use:

Single Family Home

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

Applicant is requesting a variation from Section 10-5-8(I) of the Village Zoning code to :
1) allow 90 degree parking stall lengths less than 19'. Proposed perimeter parking stalls along the Northeast property line and Fairway Ave are to be 16' in depth, and the proposed interior parking stalls are to be 18' deep.
2) allow drive aisle widths of 24' wide vs. 25' wide per code.

Applicant is requesting a variation from Section 10-5-13(M)2(a) of the Village Zoning code to allow the proposed foot-candle levels to be as high as 1.21 at the property line vs. a maximum foot-candle level of .5 per code.

Estimated date to begin construction: Fall of 2024

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Civil Engineer:
SPACECO, Inc: Brett M. Duffy, P.E.
9575 W Higgins Road, Suite 700
Rosemont, IL, 60018
Ph: 847-696-4060

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

The variations are needed to efficiently lay out the lot and merge it with the adjoining parking lots (currently owned and operated by Glen Oak Country Club), while maintaining acceptable aisle widths and setbacks allowing for landscaping and fencing.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

Without these variations, the lot will be much more inefficient, reducing the number of stalls by 33% and the overall cost of the acquisition associated improvements will exceed the value perceived by the club.

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

Glen Oak Country Club is in great need of additional parking stalls to accomodate peak loads during certain periods . There are no other ways to expand the existing parking lots and the acquisition of the this property is the only way to effectively address the Club's needed.

Without a variance, it is unlikely the applicant will acquire the property.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

The new parking lot will adjoin Glen Oak's current parking on two sides, Fairway Ave on the third, and a residential home on the east side, which home is already adjoining Glen Oak's existing parking lot. Applicant plans to install a 6' solid screen fence along the east side of the parking lot to screen the new stalls from the residence

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

see comments above

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

see comments above

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The purpose of the variation is to effectively and efficiently construct additional parking stalls thereby accommodating the needs of the club, which parking needs are simply not met with current parking. At times there has been parking spilling over onto Hill Avenue and additional stalls will minimize future spillover.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

Applicant is the contract purchaser of the property and would likely not purchase the property if it cannot be used as requested.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

The variation will not change the tenor of the neighborhood because the property will become part of an existing parking lot. The variation should be a benefit to the public and community because the additional parking will minimize the need for spillover parking on Hill Avenue.

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

The parking lot will not obstruct light or air movement

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

The existing residence on the property is in disrepair and will be demolished. This will reduce the hazard from fire to the property and adjacent property.

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

see comments above

- d. Diminish or impair property values within the neighborhood;

see comments above

- e. Unduly increase traffic congestion in the public streets and highway;

The ability to channel Glen Oak traffic to controlled parking areas will improve traffic along Hill avenue during club event periods.

- f. Create a nuisance; or

The additional parking will mitigate the existing situation of parking on the shoulder of Hill Ave during club event periods.

- g. Results in an increase in public expenditures.

The will be no increase in Club expenditures. Moreover, with annexation the property will be put on Village tax rolls.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

see comments and rationale in previous statements above.

8. Please add any comments which may assist the commission in reviewing this application.

Please reference previous comments

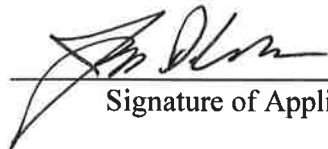
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

<u>1.11.24</u>	<u>James Cardamone, GM</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, JJE Properties, LLC owner of the property described as

LOT 8 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF
SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
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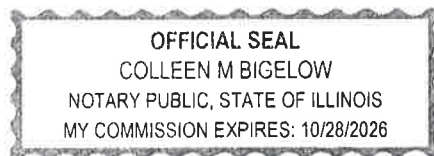
verify that Glen Oak Country Club, its officers, agents and attorneys,
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning
Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual
notice to owner.

Cheryl Garrett manager
Owner Signature

Subscribed and sworn to before me this

15th day of January, 20 24
Colleen M Bigelow

Notary Public



OWNERSHIP BY A CORPORATION

Date: _____

Address: **21W427 Fairway Ave., Glen Ellyn, IL 60137**

Legal Description:

LOT 8 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT NO. 110577, IN DUPAGE COUNTY, ILLINOIS

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

Name:	Brian Watterson	Address:	682 Crescent, Glen Ellyn, IL 60137	%:	Pres & Dir
Name:	Timothy Hohulin	Address:	486 Cottage, Glen Ellyn, 60137	%:	VP & Dir
Name:	Lawrence Borek	Address:	137 Circle Ridge, Burr Ridge, IL 60527	%:	Sec & Dir
Name:	Richard Dabrowski	Address:	590 Riford, Glen Ellyn, IL 60137	%:	Treas & Dir
Name:	Jeffrey Barrett	Address:	0N678 Waverly, Wheaton, IL 60187	%:	Dir
Name:	Michael Harrington	Address:	443 Lowell, Glen Ellyn 60137	%:	Dir
Name:	Gary Matula	Address:	216 Governor Dr., Schaumburg, IL 60193	%:	Dir
Name:	David Hoster	Address:	270 Abbotsford, Glen Ellyn, IL 60137	%:	Dir
Name:	David Menzel	Address:	662 Oak, Glen Ellyn, IL 60137	%:	Dir
Name:	Paul Murphy	Address:	665 Highview, Glen Ellyn, IL 60137	%:	Dir
Name:	_____	Address:	_____	%:	_____
Name:	_____	Address:	_____	%:	_____
Name:	_____	Address:	_____	%:	_____
Name:	_____	Address:	_____	%:	_____

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is James Cardamone, and I hold the position of General Manager for Glen Oak Country Club ("Owner").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("*Application*") the Owner filed with the Village of Glen Ellyn ("*Village*").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

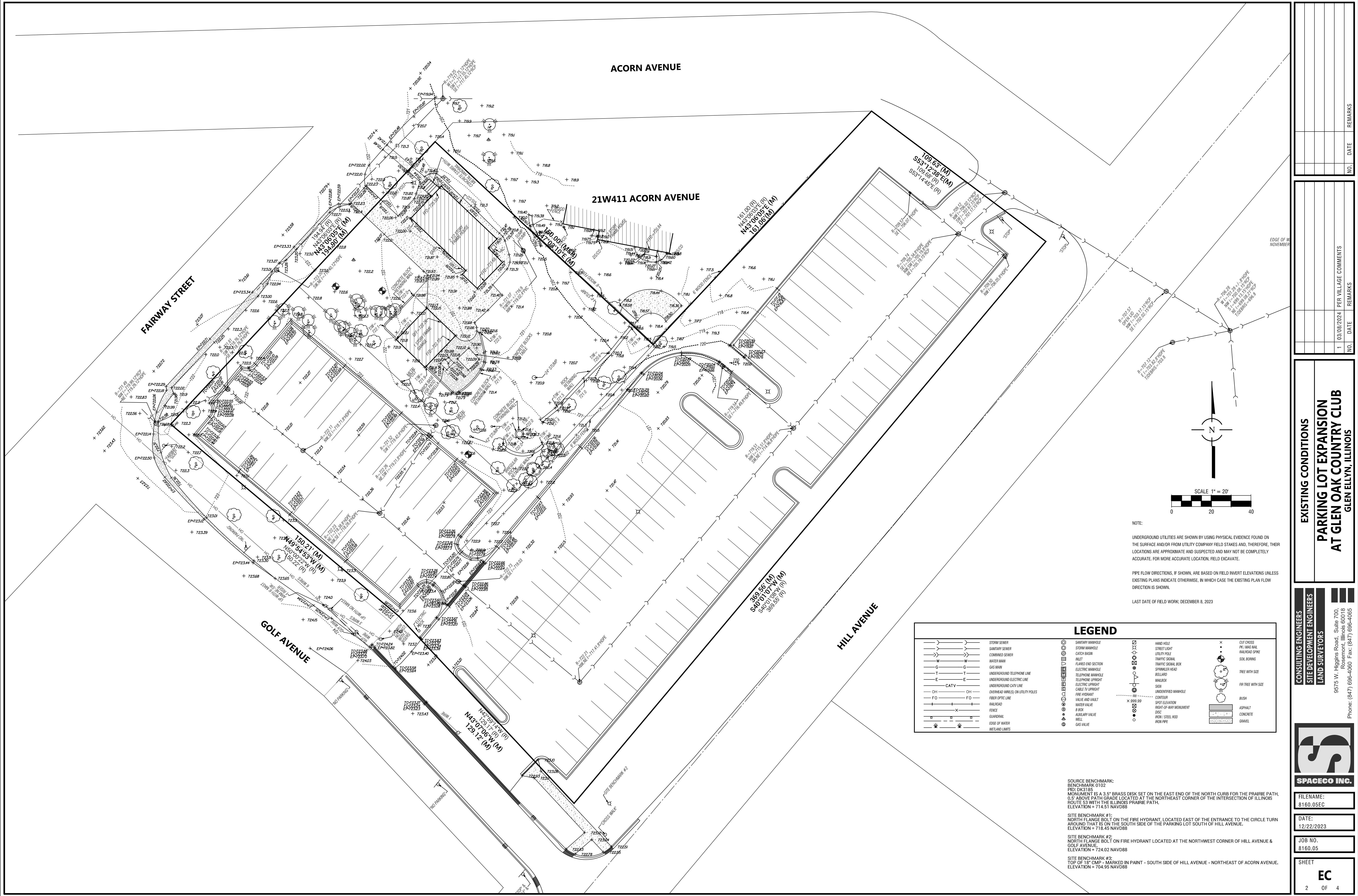

Name: James Cardamone
Title: General Manager
Owner's Name: Glen Oak Country Club

Subscribed and sworn to me this

11 day of January, 2024.

Oliana Karlis
Notary Public





NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	03/08/2024	PER VILLAGE COMMENTS

EXISTING CONDITIONS

PARKING LOT EXPANSION
AT GLEN OAK COUNTRY CLUB

GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS

SITE DEVELOPMENT ENGINEERS

LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

SPACECO INC.

FILENAME:
8160.05EC

DATE:
12/22/2023

JOB NO.
8160.05

SHEET
EC

2 OF 4

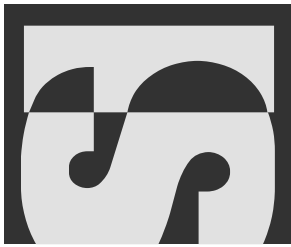
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PRELIMINARY GEOMETRIC PLAN
PARKING LOT EXPANSION
AT GLEN OAK COUNTRY CLUB
GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

775 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
696-4060 Fax: (847) 696-4065

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME:
8160.05P-GM

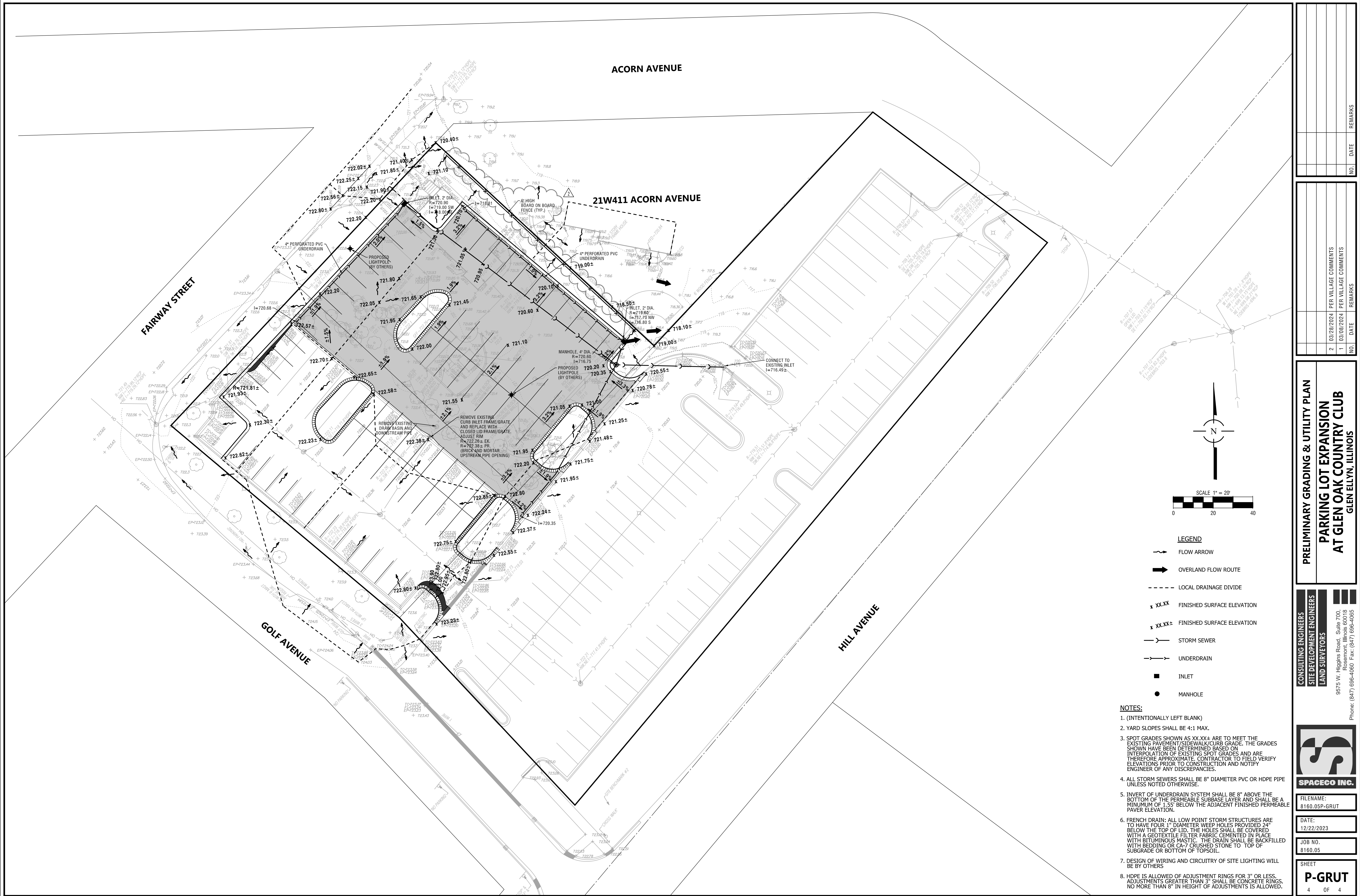
DATE:
12/22/2023

JOB NO.
8160.05

SHEET

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3 OF 4



LEGEND

- FLOW ARROW
- OVERLAND FLOW ROUTE
- LOCAL DRAINAGE DIVIDE
- FINISHED SURFACE ELEVATION
- FINISHED SURFACE ELEVATION
- STORM SEWER
- UNDERDRAIN
- INLET
- MANHOLE

- NOTES:**
- (INTENTIONALLY LEFT BLANK)
 - YARD SLOPES SHALL BE 4:1 MAX.
 - SPOT GRADES SHOWN AS XX.XX± ARE TO MEET THE EXISTING PAVEMENT/SIDEWALK/CURB GRADE. THE GRADES SHOWN HAVE BEEN DETERMINED BASED ON INTERPOLATION OF EXISTING SPOT GRADES AND ARE THEREFORE APPROXIMATE. CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
 - ALL STORM SEWERS SHALL BE 8" DIAMETER PVC OR HDPE PIPE UNLESS NOTED OTHERWISE.
 - INVERT OF UNDERDRAIN SYSTEM SHALL BE 8" ABOVE THE BOTTOM OF THE PERMEABLE SUBBASE LAYER AND SHALL BE A MINIMUM OF 1.55' BELOW THE ADJACENT FINISHED PERMEABLE PAVER ELEVATION.
 - FRENCH DRAIN: ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.
 - DESIGN OF WIRING AND CIRCUITRY OF SITE LIGHTING WILL BE BY OTHERS.
 - HDPE IS ALLOWED OF ADJUSTMENT RINGS FOR 3" OR LESS. ADJUSTMENTS GREATER THAN 3" SHALL BE CONCRETE RINGS. NO MORE THAN 8" IN HEIGHT OF ADJUSTMENTS IS ALLOWED.

PRELIMINARY GRADING & UTILITY PLAN
PARKING LOT EXPANSION
AT GLEN OAK COUNTRY CLUB
GLEN ELLYN, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
8160.05P-GRUT

DATE:
12/22/2023

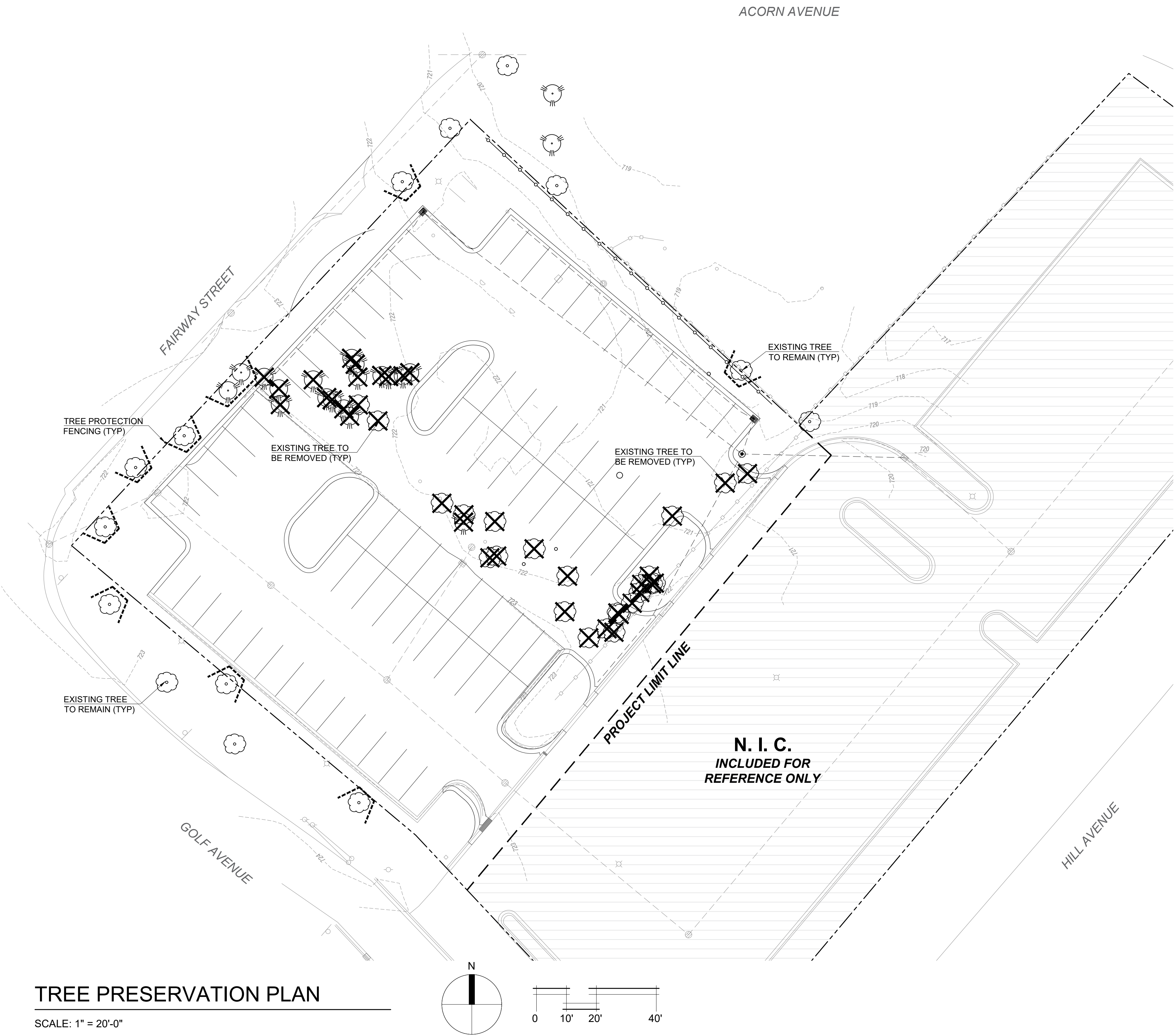
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4 OF 4

NO.	DATE	REMARKS
2	03/28/2024	PER VILLAGE COMMENTS
1	03/08/2024	PER VILLAGE COMMENTS

NO.	DATE	REMARKS

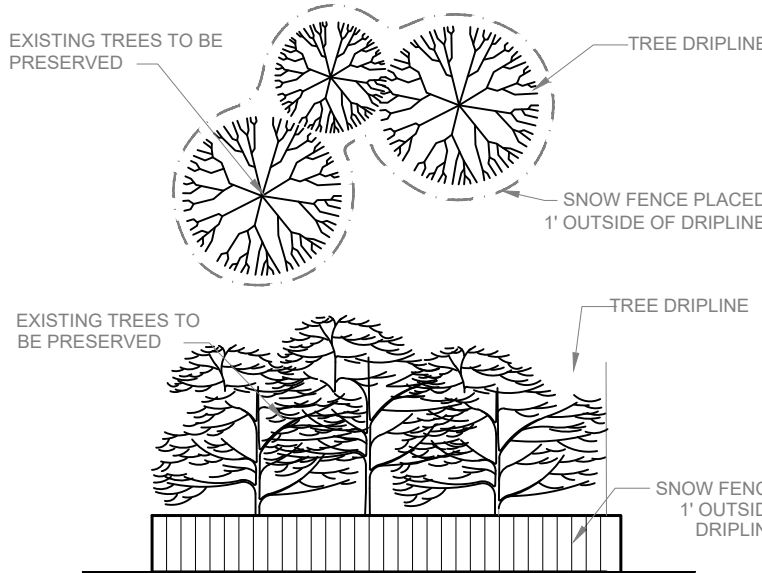


TREE PRESERVATION PLAN

SCALE: 1" = 20'-0"

TREE PROTECTION NOTES

- BEFORE ANY EXCAVATION, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE GLEN ELLYN ZONING ORDINANCE.
- A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX (6) INCHES OR MORE D.B.H. IN ACCORDANCE WITH THE GLEN ELLYN ZONING ORDINANCE.
- TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE GLEN ELLYN FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
- IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- EXERCISE CAUTION WHEN WORKING AND DIGGING NEAR TREES LOCATED ON ADJACENT PROPERTY.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
- TREE LOCATIONS AND CALIPER SIZES RECORDED BY SPACECO, IN.
- EXISTING TREES HAVE BEEN LOCATED WITH GIS COORDINATES. LOCATIONS ARE APPROXIMATE BUT ACCURATE. FIELD VERIFICATION IS RECOMMENDED PRIOR TO REMOVAL ACTIVITY.



TREE FENCING DETAIL
SCALE: NO SCALE

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com



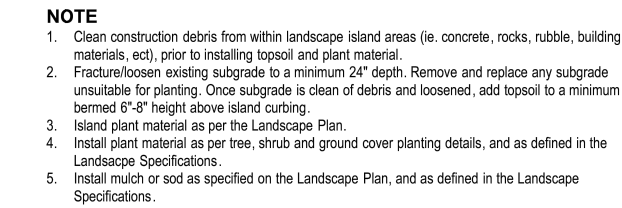
no.	revision	description	initial	date
1	ISSUED FOR REVIEW	KMT	12-19-23	
	PER VILLAGE COMMENTS	KMT	03-12-24	

PARKING LOT EXPANSION
AT GLEN OAK COUNTRY CLUB
GLEN ELLYN, ILLINOIS

TREE PRESERVATION PLAN
TREE PROTECTION NOTES
TREE FENCING DETAIL

date:	12-18-23	drawn:	DJW	checked:	KMT
job no.	23480				
sheet no.	TP 1.0				

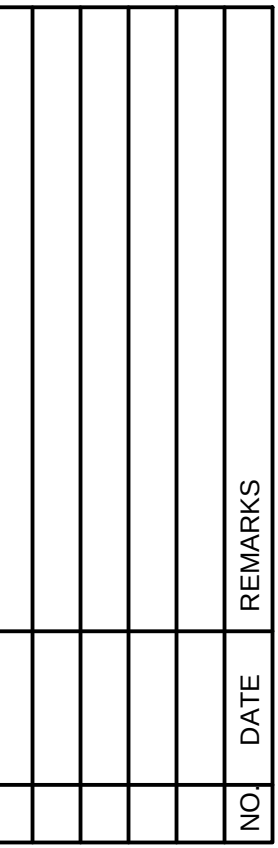
SCALE: 1" = 20'-0"



- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
16. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
17. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

date.	12-18-23	drawn DJW	checked	KMT
job no.				
23480				
sheet no.				
L1.1				

LANDSCAPE MAINTENANCE SPECIFICATIONS



		A	03/28/24	PERMIT REVIEW COMMENTS	
		A	02/29/24	PERMIT REVIEW COMMENTS	
		NO	DATE	REMARKS	

ELECTRICAL SITE PLAN
PARKING LOT EXPANSION AT GLEN OAK COUNTRY CLUB GLEN ELLYN, ILLINOIS

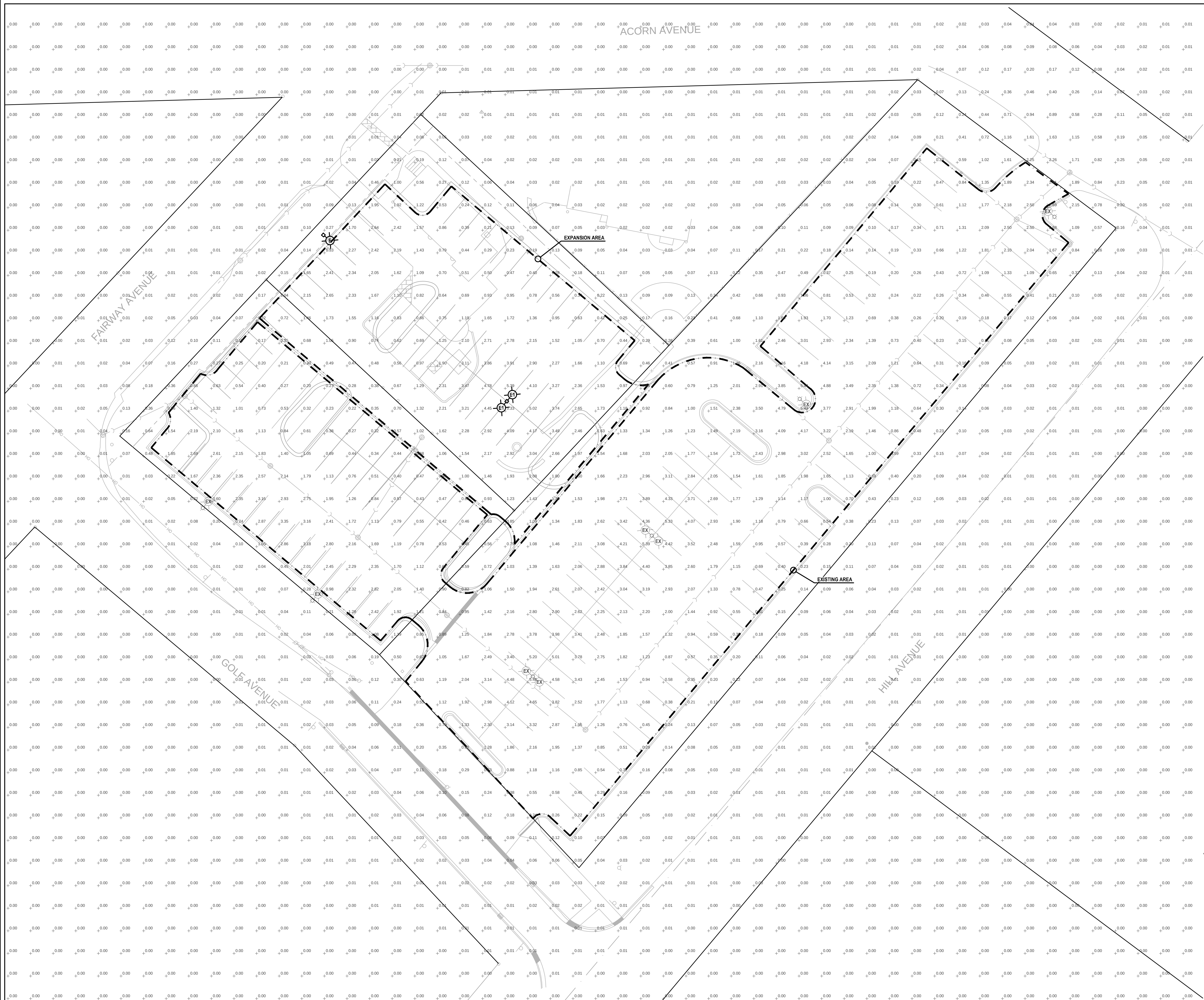


KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

K&A JOB NO. 23192
DATE: 12/22/2023
JOB NO. 8160.05
SHEET E1



Date: 03/28/24
Lic. Exp.: 11/30/25



LIGHTING ANALYSIS NOTES: (EXISTING)				
1.	AVERAGE FOOTCANDLES:	1.62		
2.	MAXIMUM FOOTCANDLES:	5.46		
3.	MINIMUM FOOTCANDLES:	0.10		
4.	MAXIMUM/MINIMUM RATIO:	54.6:1		
5.	AVERAGE/MINIMUM RATIO:	16.2:1		

LIGHTING ANALYSIS NOTES: (EXPANSION)				
1.	AVERAGE FOOTCANDLES:	1.64		
2.	MAXIMUM FOOTCANDLES:	5.46		
3.	MINIMUM FOOTCANDLES:	0.19		
4.	MAXIMUM/MINIMUM RATIO:	28.4:1		
5.	AVERAGE/MINIMUM RATIO:	8.6:1		



DAVID B. KORNACKI
062.052986
Date: 03/28/24
Lic. Exp.: 11/30/25

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PHOTOMETRIC SITE PLAN
PARKING LOT EXPANSION
AT GLEN OAK COUNTRY CLUB
GLEN ELLYN, ILLINOIS

K&A Associates, Inc.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

K&A JOB NO. 23192
DATE: 12/22/2023
JOB NO. 8160.05
SHEET E2

FIXTURE SCHEDULE

TYPE	INPUT WATTS	VOLTS	LUMENS	COLOR TEMP	CRI			DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BUG RATING	SHIELDING	FINISH	MOUNTING	CONTROLS		SEE NOTES
					70+	80+	90+								INTEGRAL	REMOTE	
E	74	208	6,272	4000K	●			POLE & LUMINAIRE	LITHONIA	EML17-RT-63LED 350MA-4K-R4-GCF-208-DBLXD ARM:EAL5/1-DBLXD, POLE:EPSX-18-S5-4 3/8T8-DBLXD		ACRYLIC	BLACK	SEE DETAIL 1/E3			#1
E1	(2) 74	208	(2) 6,272	4000K	●			POLE & (2) LUMINAIRES	LITHONIA	(2) EML17-RT-63LED 350MA-4K-R4-GCF-208-DBLXD (2) ARM:EAL5/1-DBLXD, (1) POLE:EPSX-18-S5-4 3/8T8-DBLXD		ACRYLIC	BLACK	SEE DETAIL 1/E3			#1

FIXTURE SCHEDULE NOTES:

1. CONNECT TO EXISTING LIGHTING CONTROL AND LIGHTING CIRCUIT.

SYMBOLS / ABBREVIATIONS

WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE

SURFACE/PENDANT FIXTURE - SEE FIXTURE SCHEDULE

RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE

POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE

SWITCHED CIRCUIT

BRANCH CIRCUIT

AFF ABOVE FINISHED FLOOR
 AFG ABOVE FINISHED GRADE
 AFI ARC FAULT INTERRUPTER
 AMP AMPERES/AMPERAGE
 BFC BELOW FINISHED CEILING
 BOL BUILT-IN OVERLOAD
 BRKR BREAKER
 BWE BAKED WHITE ENAMEL
 CBA COLOR BY ARCHITECT
 CRCT CIRCUIT
 CTL CONTROL
 DCP DOCK EQUIPMENT CONTROL PANEL
 DISC DISCONNECT
 EC ELECTRICAL CONTRACTOR
 EM EMERGENCY
 ER EXISTING RELOCATED
 ETR EXISTING TO BE REMOVED
 EX EXISTING TO REMAIN
 EXR EXISTING TO BE RELOCATED
 EWC ELECTRIC WATER COOLER
 FAAP FIRE ALARM ANNUNCIATOR PANEL
 FACP FIRE ALARM CONTROL PANEL
 FLA FULL LOAD AMPS
 FLSW FLOAT SWITCH
 FPC FIRE PROTECTION CONTRACTOR
 FURN FURNISHED
 GC GENERAL CONTRACTOR
 GFCI GROUND FAULT CIRCUIT INTERRUPTER
 GND GROUND
 HOA HAND-OFF-AUTOMATIC SWITCH
 HP HORSEPOWER
 HVAC HEATING AND VENTILATING CONTRACTOR
 IG ISOLATED GROUND
 INT INTEGRAL
 IR IN ROOM
 IU IN UNIT
 JB JUNCTION BOX
 KW KILOWATTS
 LOC LOCATION
 LT LOW TEMPERATURE
 LTSW LIGHT SWITCH
 LVT LOW VOLTAGE THERMOSTAT
 MAG MAGNETIC STARTER
 MAN MANUAL STARTER
 MCA MINIMUM CIRCUIT AMPS
 MSPL MANUAL STARTER WITH PILOT LIGHT
 NL NIGHT LIGHT
 NU NEAR UNIT
 OHP OVERHEAT PROTECTION
 OS OCCUPANCY SENSOR
 OU ON UNIT
 PB PUSH BUTTON
 PC PLUMBING CONTRACTOR
 PESW PNEUMATIC ELECTRIC SWITCH
 PW PREWIRED
 RC REFRIGERATION CONTRACTOR
 RCC REFRIGERATION CONTROL CONTRACTOR
 RECEPT RECEPTACLE
 SBA SELECTED BY ARCHITECT
 SC SEPARATE CIRCUIT
 SPSW SPEED SWITCH
 SS SOFT START
 ST SHUNT TRIP
 SW SWITCH
 T LINE VOLTAGE THERMOSTAT
 TBD TO BE DETERMINED
 TC TIME CLOCK
 TCC TEMPERATURE CONTROL CONTRACTOR
 TCP TEMPERATURE CONTROL PANEL
 UM UNIT MANUFACTURER
 UNO UNLESS NOTED OTHERWISE
 VFD VARIABLE FREQUENCY DRIVE
 W WATTS
 WP WEATHER PROOF ("WHILE-IN-USE")
 XFMR TRANSFORMER



EML17
Munich Pendant
Eurotique Family



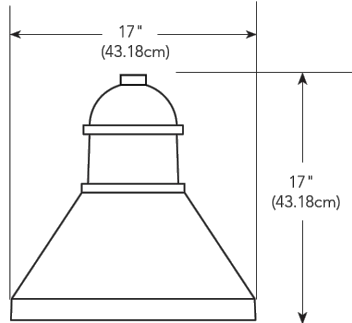
Glazing Number _____
 Notes _____
 Type _____
Use this tab key to mouse over the page to see all interactive elements.

Introduction

The Munich is a European-styled pendant luminaire suitable for use with a variety of Eurotique decorative arms and poles.
 Intended for use in pedestrian areas such as retail environments, public parks, city centers and commercial areas or other spaces with decorative requirements and a contemporary theme.

Specifications

EPA: 0.86ft²
 Height: 17"
 Diameter: 17"
 Weight: 60 lbs



Ordering Information

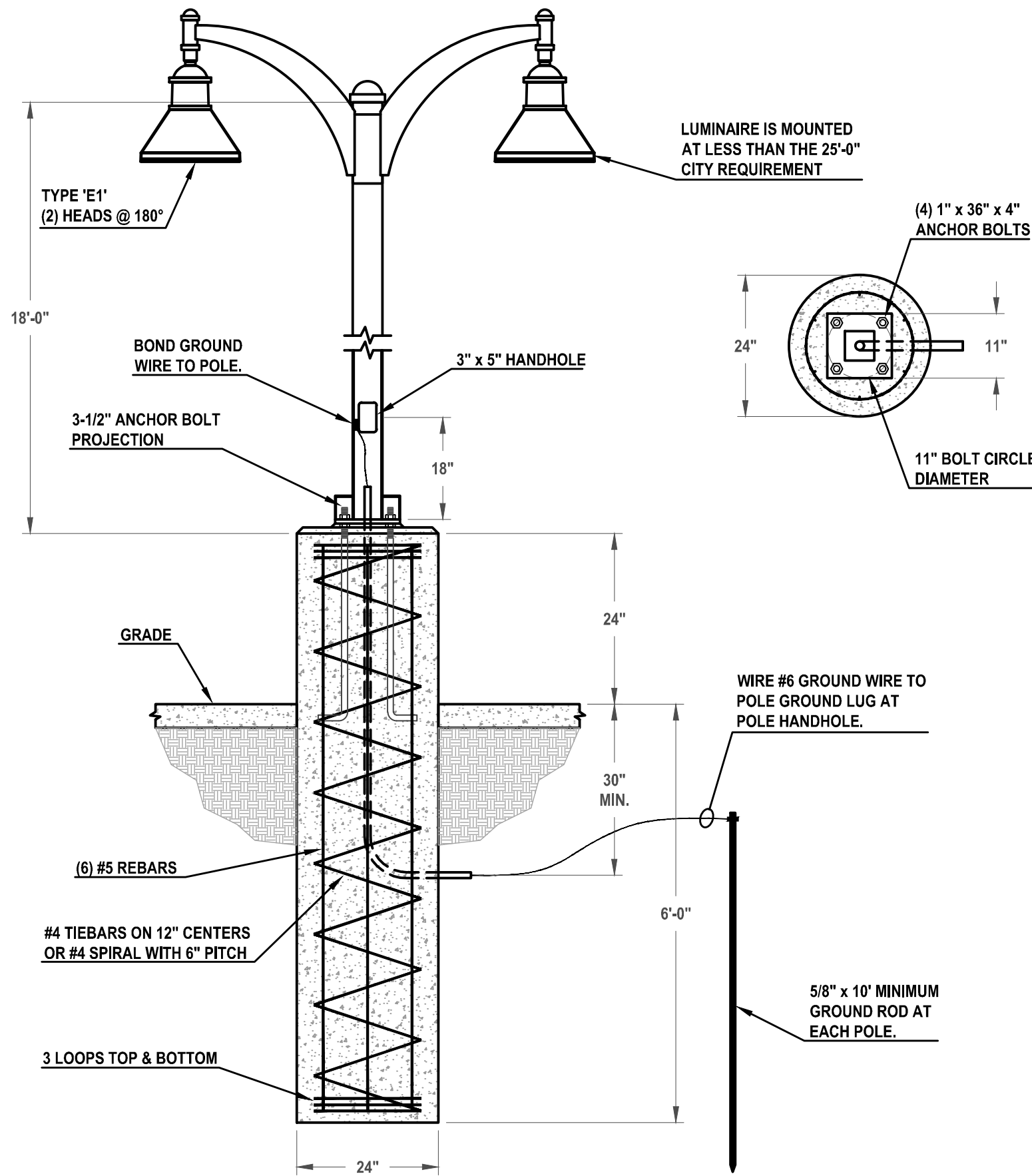
EXAMPLE: EML17 ST 63LED 350MA 4K R3 GCF 120 DDBXD

EML17									
Series	Base	Performance Package	Color Temperature	Distribution	Lens Option	Voltage	Mounting	Finish	
EML17	ST Smooth	49LED 350MA 5,000 lumens	3K 3000K	R2 Type 2	GCF Glass clear flat	120	QSMC Quick Stem Mount	DDBXD Super durable dark bronze	
	RT Ringed	49LED 525MA 6,700 lumens	4K 4000K	R3 Type 3	GCSG Glass clear sag	208		DBLXD Super durable black	
	FT Fluted	63LED 350MA 6,000 lumens	5K 5000K	R4 Type 4		240		DNALD Super durable natural aluminum	
		63LED 525MA 6,200 lumens		R5 Type 5		277		DWBXD Super durable white	
						347		ANBK Antique black	
						480		ANDB Antique dark bronze	
								ANDG Antique dark green	
								ANVG Antique verde green	



One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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EML17
Rev. 08/26/23
Page 1 of 3



1 ELECTRICAL
 FIXTURE TYPES 'E' & 'E1' MOUNTING DETAIL
 NOT TO SCALE

SCHEDULES & DETAILS

PARKING LOT EXPANSION
 AT GLEN OAK COUNTRY CLUB
 GLEN ELLYN, ILLINOIS

Corporation Registration #184-008374



2845 S. Moorland Rd., New Berlin, WI 53151



Date: 03/28/24
 Lic. Exp.: 11/30/25

K&A JOB NO. 23192

DATE: 12/22/2023

JOB NO. 8160.05

SHEET
 E3

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF AN AMENDMENT TO AN EXSISTING SPECIAL USE PERMIT AND
GRANT ZONING VARIATIONS TO ALLOW THE CONSTRUCTION OF A PARKING
LOT EXPANSION IN THE CR ZONING DISTRICT**

Related to the request of the petitioner, Jim Cardamone, on behalf of the Glen Oak Country Club for approval of an amendment to an existing **Special Use Permit and granting Zoning Variations**, to allow the construction of a parking lot expansion in the CR District in accordance with Sections 10-10-3 and 10-10-14 of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

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

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because the design of the parking lot and surrounding landscaping will be similar to the existing to variances previously approved for this parking lot design and will be compatible with the existing and neighboring uses.
2. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the design of the parking lot expansion and surrounding landscaping will be similar to the existing parking lot, and will be compatible with the existing use and with the neighborhood the character of the general vicinity, of which Glen Oak is a major factor.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because Glen Oak Country Club is a substantial asset and a compatible use for the present and future neighbors and is typically viewed as an asset by neighbors.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because there is no significant change to the required facilities to service the development, and any such upgrades that are required will be funded by the Country Club.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because there is no significant change to the required facilities to service.

6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the use is an expansion of the use currently on the adjacent property and the landscaping, screening and illumination levels at the property line will be in compliance with the Village's requirements.
7. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue, or relief because the development is required to meet all requirements of the DuPage County Stormwater Ordinance and Village Amendments thereto.

Related to the request of the petitioner, Jim Cardamone, on behalf of the Glen Oak Country Club, for **approval of the following zoning variations:**

1. A variation from Section 10-5-5(C) to allow a 7.1-foot impervious surface setback for the proposed expanded parking lot in lieu of the required minimum impervious surface setback of 7.5 feet.
2. A variation from Section 10-5-5(C) to allow an 8-foot impervious surface setback for the proposed expanded parking lot in lieu of the required minimum impervious surface setback of 9.5 feet.
3. A variation from the parking lot dimension requirements in Section 10-5-8(F) to allow parking spaces of 9' x 18' and 9' x 16.5' in lieu of the 9' x 19' Code required minimum.
4. A variation from the parking lot dimension requirements in Section 10-5-8(I) to allow parking lot driving aisle of 24' in width in lieu of the Code required minimum of 25'.

... to allow the expansion of an existing parking lot in the CR Zoning District, and in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

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

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out because the unique conditions of the Country Club property makes the setback requirements for impervious surface, parking space sizing and parking lot

driving aisle width infeasible to accomplish the needs of the parking lot use. Without the granting of the variations the project would be infeasible.

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district because the Country Club is distinct from other properties in the same zoning district and offers unique amenities.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property because the improvements are intended to service the 500 members of Glen Oak.
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant because Glen Oak has not done anything to create the hardship.
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located because the expansion of the existing parking lot would be compatible with the neighborhood, and the lighting levels are designed to minimize impact to adjoining property owners. The additional parking will allow for Glen Oak members to park in safe off-street parking rather than on Hill Avenue.
6. That the proposed variations will not:
 - a. Impair an adequate supply of light and air to the adjacent property because it is an expansion of an existing parking lot that does not create adverse conditions.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because it is an expansion of an existing parking lot that does not create adverse conditions.
 - c. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village because the parking lot expansion will not have a negative impact on the inhabitants of the Village.
 - d. Diminish or impair property values within the neighborhood because it is an expansion of an existing parking lot that does not create adverse conditions.
 - e. Unduly increase traffic congestion in the public streets and highways because the expansion of the existing parking lot would be compatible with the neighborhood,

and the additional parking will allow for Glen Oak members to park in safe off-street parking rather than on Hill Avenue.

- f. Create a nuisance because the expansion of the existing parking lot would be compatible with the neighborhood, and the lighting levels and proposed screening are designed to minimize impact to adjoining property owners.
 - g. Result in an increase in public expenditures because the Country Club is privately funded and there should be no public expenditures needed for the project.
7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure because, without these variations, the parking lot would not be able to serve Glen Oak Country Club adequately for its needs.

(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO AN EXSISTING SPECIAL USE PERMIT AND GRANT ZONING VARIATIONS TO ALLOW THE CONSTRUCTION OF A PARKING LOT EXPANSION IN THE CR ZONING DISTRICT

After conducting a public hearing and deliberating on the requests of the petitioner, Jim Cardamone on behalf of the Glen Oak Country Club, for approval of an amendment to an existing Special Use Permit and grant Zoning Variations to allow the a parking lot expansion in the CR Zoning District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on May 23, 2024, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

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

Motion by: _____ Seconded by: _____

**(DRAFT) MOTION TO RECOMMEND DENIAL OF AN AMENDMENT TO AN
EXISTING SPECIAL USE PERMIT AND GRANT ZONING VARIATIONS TO
ALLOW THE CONSTRUCTION OF A PARKING LOT EXPANSION IN THE CR
ZONING DISTRICT**

After conducting a public hearing and deliberating on the request of the petitioner, Jim Cardamone on behalf of the Glen Oak Country Club, for approval of an amendment to an existing Special Use Permit and grant Zoning Variations to allow the a parking lot expansion in the CR Zoning District, the Plan Commission hereby recommends denial based on the findings of fact:

The Plan Commission finds that:

1. The proposed use will not be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because _____.
2. The proposed project is not designed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will change the essential character of the area because _____.
3. The proposed use will be hazardous or disturbing to existing or future neighborhood uses of the property because _____.
4. The proposed use will not be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall not be able to provide adequately any such services because _____.
5. The proposed use could create excessive additional requirements at public cost for public services because _____.
6. The use will involve activities, processes, materials, equipment and/or conditions of operation that are detrimental to any persons, property or the general welfare by reason of the excessive production of traffic, noise, smoke, fumes, glare and odors because _____.
7. The project will not have vehicular approaches to the property which are so designed as not to create an undue interference with traffic on surrounding public streets or roads because _____.

8. The project will increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because

_____.

9. The project will result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because _____

_____.

Motion by: _____ Seconded by: _____



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

Meeting 5/23/2024 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Anabel Pederson

AGENDA ITEM (ID
2024-326)

DOC ID: 2024-326

Public Hearing - 285 Roosevelt Road - Northwestern Medicine: Northwestern Medicine is requesting an amendment to Ordinance No. 6090 in order to allow facade changes to the previously approved exterior appearance of the principal unit associated with a proposed medical office use located in the C3 Zoning District.

Statement of the Issue:

The Glen Ellyn Market Shopping Center, commonly known as 285 Roosevelt Rd, is located south of Roosevelt Rd, west of S Lambert Ave, and north of Taft Ave and Lambert Lake in the C3 zoning district. Northwestern Medicine is requesting an amendment to Ordinance No. 6090 exhibit "E", exhibit "F" and requirements listed in Section Three (A)(11), Section Three (A)(12), Section Three (A)(22), Section Three (A)(23) and Section Three (E) to allow for façade changes to the previously approved exterior appearance of the principal unit.

Analysis:

Northwestern has requested to amend Ordinance No. 6090 in order to make alterations to the façade of the principal unit formally occupied as Fresh Market. The original facade of the shopping center was approved by ordinance and was included as Exhibit "E" and Exhibit "F". In order to have the proposed alterations approved, the ordinance must be amended to allow for a new facade design. Because this building is currently existing and is not located in the C5A or C5B zoning districts, the Architectural Appearance Commission is not required to make a recommendation on this application. However, because this is a non-residential building seeking a building permit, the applicant shall refer to the "Appearance Review Guidelines" adopted by Ordinance 5508.

Project Analysis:

Building Facade: The proposed alterations include utilizing silver aluminum rainscreen panels, and stone materials in place of the existing EIFS and cast stone columns. The plans include surrounding the existing windows with aluminum rainscreen panels. It also includes replacing the existing cornice with silver finished aluminum stepped brakemetal coping. The canopies over the existing windows are to be removed. Chapter 1 – General Design Principles of the "Appearance Review Guidelines" includes: "1.2. Brick and stone with natural earth tone colors are preferred wall materials for their durability and quality. Materials and finishes not recommended include rustic-finished wood, aluminum siding, trim Dryvit. Glass storefront wall systems which extend to the ground."

Canopy: The altered canopy and columns are designed to extend approximately 4ft over what was previously approved and utilize the same aluminum rainscreen paneling. The canopy is proposed to be extended into the existing brick paved area and will not extend into the existing drive aisles.

Lighting: New recessed strip light fixtures on the underside of the canopy are proposed. The existing eight wall fixtures on the façade would be replaced with Lance 6 wall mounted sconces in dark gray with up-lighting and down-lighting and a color range of 2700K-3500K. Chapter 2 – Site

Design of the "Appearance Review Guidelines includes: "2.2.1. Wall-mounted fixtures should not directly allow light projection into the sky."

No other lighting changes on the site are being proposed.

Sign: The applicant is proposing changes to the existing monument sign to match the proposed facade changes and can be seen in the attached exhibit as "Item 4. Proposed Ground Sign Elevations" on page A701. The applicant has proposed no other changes to the site design of the property.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

The Plan Commission is being asked to consider the petitioner's request for an amending ordinance and make a recommendation to the Village Board of Trustees for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms and contributes to the character of the Village and to the Appearance Review Guidelines.

Staff would recommend the Plan Commission 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 May 23, 2024, Plan Commission meeting.
2. A building permit shall be required for the exterior alterations.

Attachments:

1. Aerial Map
2. Zoning Map
3. Exterior Review Application
4. Property Survey
5. Proposed Site Plan Exhibit
6. Proposed Elevation Plans
7. Ordinance 6090
8. Draft Motion to Approve
9. Draft Motion to Deny



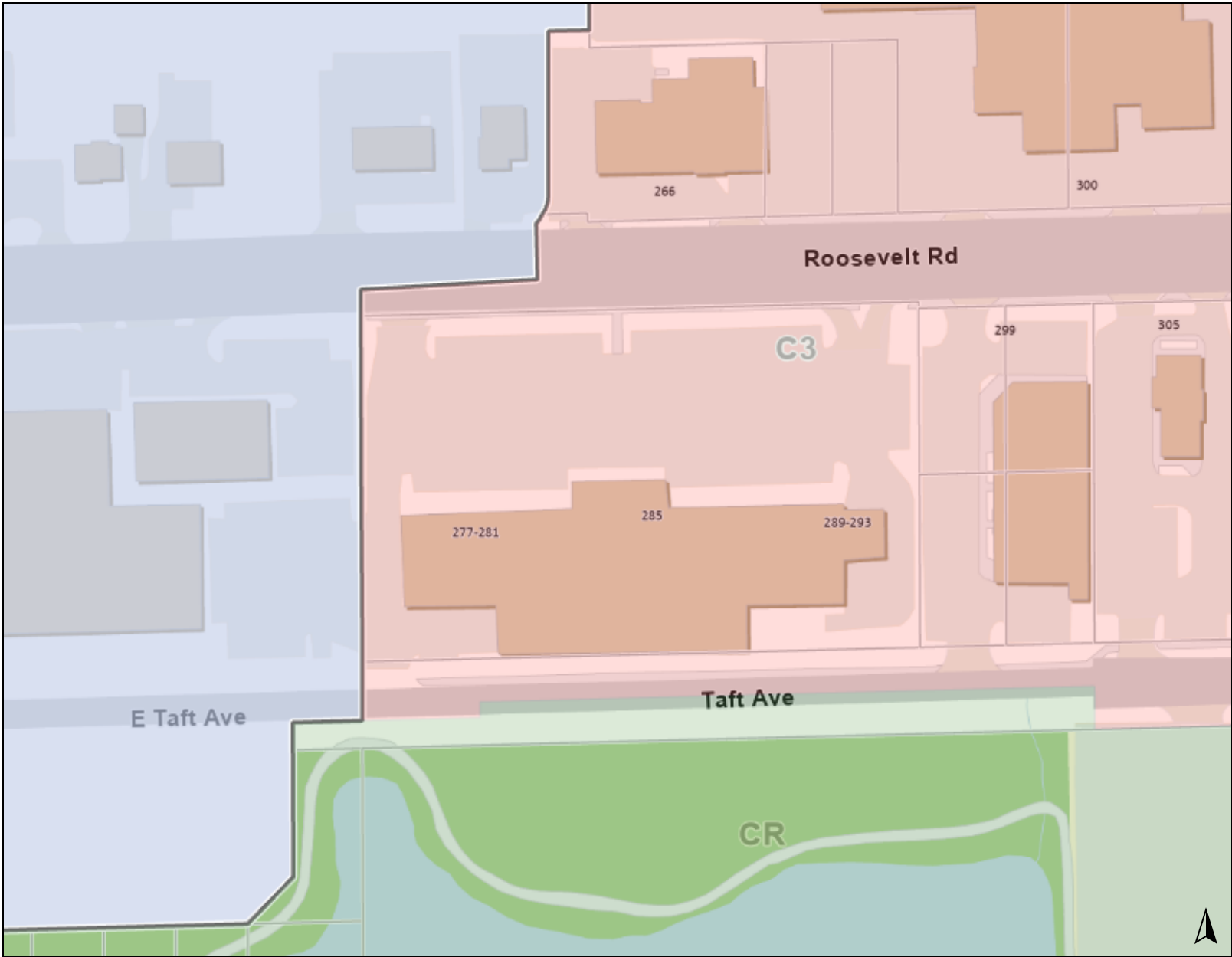
Legend

Notes

0 200 400
ft

Print Date: 5/14/2024

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.

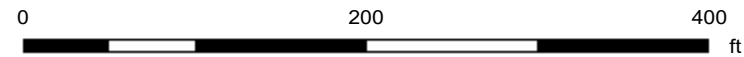


Legend

Zoning and Development

Zoning

- C3: Service Commercial District
- CR: Conservation/Recreation District



Print Date: 5/14/2024

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.

Notes

EXTERIOR APPEARANCE REVIEW
APPLICATION

CLEAR ALL PAGES

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

I. APPLICATION INFORMATION:

A. Date Filed: _____ B: Application No. _____

C. **Project Name:** RMG Glen Ellyn Expansion Facade Alterarions

D. Project Description:

Facade alterations to modernize the anchor tenant space, consistent with the tenant's brand and consistent with other buildings within the City that have been modernized in the last 6 years.

E. Address of Property: 285 Roosevelt Road, Glen Ellyn, IL

F. Permanent Index No.: 05-22-201-037 G. Zoning: C3 - Service Commercial District

H. **Name of Applicant:** Northwestern Medicine - Angel Files

I. Address of Applicant: 25 N Winfield Road, Winfield, IL 60190

J. Phone No. (Business): 630.315.6105 (Home) _____

K. (Mobile) 708.921.5445 (Preferred) (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: Angel.Files@nm.org

N. **Name of Property Owner:** ARG FMGLEIL001, LLC

O. Address of Property Owner: 650 5th Avenue, 30th Floor, New York, NY 10019

P. Phone No. (Business): 332-265-2020 (Home) _____

Q. E-Mail Address of Property Owner: propmgmt@globalnetlease.com

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

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

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

The current appearance of the existing strip mall, which draws its elements (tall neo-classical columns, quoins, framed wall panels) from Georgian and Neoclassical architecture, is not consistent with the image that the new anchor space tenant, Northwestern Medicine, (NM) wishes to convey for itself within the community. The prevalence of EIFS material, the neoclassical look of the portico columns and sculpted panelization of the EIFS surfaces are not present on NM buildings in the Chicago suburbs. The proposed alterations utilize silver metal rainscreen panels, stone materials and more modern-looking architectural forms that were drawn from language used by NM at its Delnor and Central DuPage hospital campuses. Existing brick and limestone materials on the face of the existing building have been preserved and incorporated into the proposed design because they are materials that NM does make use of in its buildings, and because there is a desire to preserve as much as possible within the materials of the existing facade. Preserving these materials also serves as the link that continues to tie the entire building facade together.

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

Two buildings nearby, Jerry Haggerty Chevrolet to the north and just north and east of the subject building and CubeSmart Self Storage to the west of the subject building, both on Roosevelt Road make use of metal panels for the main forms of their buildings and the massing of each of these buildings is not dissimilar in size and proportion to the proposed alterations, so this is not a radical departure from materials and forms already present in this area of Roosevelt Road. Pet Supplies Plus, just east of the subject building, though smaller, utilizes large expanses of glazed curtain wall, somewhat similar to the expanses of glass on the subject building. Other proximal buildings - Wheaton Animal Hospital and Valvoline Oil Change are much smaller buildings that utilize different styles and elements.

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

The proposed alterations elevate the quality level of the image of the overall building, which should enhance property values not only of the building itself, but also the surrounding properties. The proposed alterations create an image more appropriate to the anchor space use as a medical clinic/office building; they convey an image of stability, confidence and quality consistent with NM's patient-centric focus. This should be attractive to community and potential residents.

While the proposed alterations serve to distinguish the NM space from the other tenant spaces in the strip mall, existing materials and forms such as brick, stone, and quoins remain and have been integrated into the proposed alterations so as to retain a modest connection to the balance of the mall building.

Additional articulation proposed along the facade serves to break down the larger wall masses across the facade of the anchor tenant space, adding visual interest and reducing the overall perceived mass of the building.

The proposed alterations highlight the building entrance with a canopy that also provides a sheltered drop-off area for patients.

Proposed building signage is placed in an area designed for it and does not cover architectural detailing or rise above the roof plane.

Existing grading, landscaping and amount of impervious surface remains unaffected by the proposed alterations.

The proposed alterations are compatible with the adjacent streetscape (see response to point S, above).

Views of existing mechanical equipment, parking, loading and trash pick-up are unaffected by the proposed alterations.

Existing pedestrian pathways are unaffected by the proposed alterations.

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

The proposed facade alterations do not, in the applicant's opinion, deviate from the Appearance Review Guidelines.

Signature: _____



Date: _____

03/29/2024

EXHIBIT "A"

LEGAL DESCRIPTION OF SHOPPING CENTER

PARCEL 1:

LOT 1 IN FRESH MARKET EAST PLAT OF CONSOLIDATION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 2013 AS DOCUMENT NUMBER R2013-041557, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN FRESH MARKET WEST PLAT OF RESUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 2013 AS DOCUMENT NUMBER R2013-040569, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT DEVELOPMENT MADE BY AND BETWEEN OPUS DEVELOPMENT COMPANY, L.L.C., AND CHICAGO TITLE LAND TRUST COMPANY, NOT PERSONALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 17, 1974, AND KNOWN AS TRUST NO. 1997, RECORDED MAY 28, 2013 AS DOCUMENT NUMBER R2013-076188 FOR PURPOSES OF INSTALLING, CONSTRUCTING, UTILIZING, OPERATING, MAINTAINING, REPAIRING, RESTORING, RECONSTRUCTING, REMOVING, REPLACING, AND RENEWING BUILDING AND RELATED SITE AND INFRASTRUCTURE IMPROVEMENTS OVER, ACROSS, UPON, UNDER AND THROUGH LOT 2 IN FRESH MARKET WEST PLAT OF RESUBDIVISION AFORESAID.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT ACCESS, PARKING AND LIGHTING MADE BY AND BETWEEN OPUS DEVELOPMENT COMPANY, L.L.C., AND CHICAGO TITLE LAND TRUST COMPANY, NOT PERSONALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 17, 1974, AND KNOWN AS TRUST NO. 1997, RECORDED MAY 28, 2013 AS DOCUMENT NUMBER R2013-076189 FOR INGRESS, EGRESS, LIGHTING AND PARKING OVER, ACROSS AND UPON TRACT 2, AS DESCRIBED THEREIN ON EXHIBIT A.

PARCEL 5:

TEMPORARY EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT OFF-SITE ROADWAY IMPROVEMENTS MADE BY AND BETWEEN CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 5, 1972 AND KNOWN AS TRUST NUMBER 1688 AND OPUS DEVELOPMENT COMPANY L.L.C., RECORDED MAY 28, 2013 AS DOCUMENT NUMBER R2013-076191, UPON, ACROSS, THROUGH AND UNDER THE "EASEMENT AREA", AS DEFINED THEREIN, TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RENEW AND REPLACE THE OFF-SITE ROADWAY IMPROVEMENTS, TOGETHER WITH THE RIGHT OF ACCESS.

PARCEL 6:

EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE DECLARATION OF EASEMENT PARKING MADE BY AND BETWEEN OPUS DEVELOPMENT COMPANY, L.L.C. AND CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 17, 1974 KNOWN AS TRUST NUMBER 1997, RECORDED MAY 28, 2013 AS DOCUMENT NUMBER R2013-076190, OVER, ACROSS AND UPON THE PARKING AREAS WITHIN TRACT 2, AS DEFINED THEREIN, FOR PARKING.

PINs:

05-22-201-037

05-22-200-028

AFFIDAVIT OF AUTHORIZATION

I, ARG FMGLEIL001, LLC owner of the property described as

See legal description on previous page.

verify that **Northwestern Medicine**

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

03/28/2024

DATE

Subscribed and sworn to before me this

28th day of March, 2024



Notary Public

Chandra C. Blake
Notary Public, State of New York
Reg. No. 01BL6214413
Qualified in Richmond County
Commission Expires June 15, 2026

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Angel Files, and I hold the position of Project Manager for Northwestern Medicine (“**Applicant**”).
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant’s behalf in support of the application for development approval (“**Application**”) the Applicant filed with the Village of Glen Ellyn (“**Village**”).
4. To the best of my knowledge, and as of the Application’s date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
5. To the best of my knowledge, and as of the Application’s date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: 
Title: Project Manager
Applicant’s Name: Northwestern Medicine

Subscribed and sworn to me this

_____ day of _____, 20____.

Notary Public

6Dii LEGEND AND ABBREVIATIONS

	UTILITY POLE		MANHOLE		P.O.B. POINT OF BEGINNING
	LIGHT POLE		SANITARY MANHOLE		P.O.B. POINT OF BEGINNING
	TRANSFORMER		STORM STRUCTURE (CLOSED)		P.O.B. POINT OF BEGINNING
	UTILITY PEDESTAL		STORM STRUCTURE (OPEN)		P.O.B. POINT OF BEGINNING
	TRAFFIC SIGNAL		CURB INLET		P.O.B. POINT OF BEGINNING
	SIGNAL BOX		VALVE VAULT		P.O.B. POINT OF BEGINNING
	GAS VALVE		FLARED END SECTION		P.O.B. POINT OF BEGINNING
	WATER VALVE		WATER LINE		P.O.B. POINT OF BEGINNING
	ELECTRIC METER		TELEPHONE/CATV LINE		P.O.B. POINT OF BEGINNING
	GAS METER		GAS LINE		P.O.B. POINT OF BEGINNING
	FIRE HYDRANT		ELECTRIC LINE		P.O.B. POINT OF BEGINNING
	AUTO SPRINKLER		OVERHEAD WIRES		P.O.B. POINT OF BEGINNING
	MONITORING WELL		STORM SEWER		P.O.B. POINT OF BEGINNING
	GROUND LIGHT		SANITARY SEWER		P.O.B. POINT OF BEGINNING
	BOLLARD		CHAIN LINK FENCE		P.O.B. POINT OF BEGINNING
	B/SOX		STOCKADE FENCE		P.O.B. POINT OF BEGINNING
	SIGN		GUARD RAIL		P.O.B. POINT OF BEGINNING
	FLAG POLE		CONCRETE SURFACE		P.O.B. POINT OF BEGINNING
			CORRUGATED METAL PIPE		

6Dii VICINITY MAP



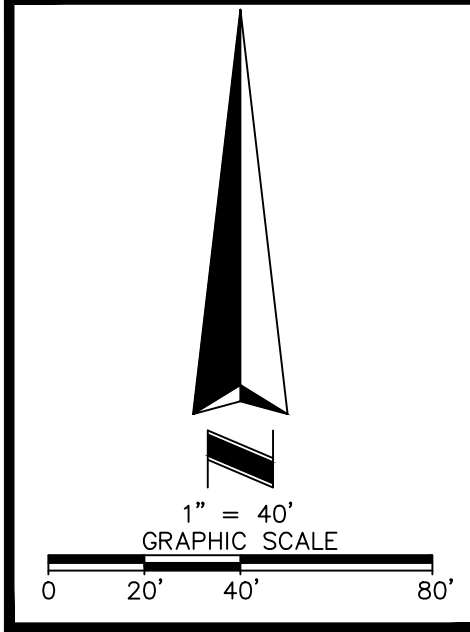
6A ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
MINIMUM LOT AREA (SQ.FT.)	10,000	119,635.75
MINIMUM LOT DEPTH	NONE	259'
MINIMUM LOT WIDTH	80'	426.01'
MINIMUM FRONTAGE	NONE	426.01'
MAX FLOOR AREA RATIO	NONE	0.27
MAX BUILDING HEIGHT	45'	33.3'
MINIMUM SETBACKS		
FRONT	40'	133.61'
SIDE	30'	N/A
INTERIOR SIDE	10'	30.15'
REAR	4.2'	4.34'

PARKING:
ONE (1) SPACE FOR EACH
250 SQ. FT. OF GFA. 129
SPACES REQUIRED.

NOTES:
NNDS ZONING REPORT
#2114231-35949 DATED
12/2/2021. C-3, SERVICE
COMMERCIAL DISTRICT OF
THE VILLAGE OF GLEN ELLYN.

6Dii NORTH ARROW & SCALE



6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM:
FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: NCS-FA622-IL7-PHX1, HAVING AN
EFFECTIVE DATE OF OCTOBER 7, 2021.

SHEET 1
OF 1

6Bii TITLE DESCRIPTION

PARCEL 1:
LOT 1 IN FRESH MARKET EAST PLAT OF CONSOLIDATION OF PART OF THE WEST 1/2 OF THE NORTHEAST
1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 2013 AS DOCUMENT R2013-041557, IN DU
PAGE COUNTY, ILLINOIS.

PARCEL 2:
LOT 1 IN FRESH MARKET WEST PLAT OF RESUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST
1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 2013 AS DOCUMENT R2013-040569, IN DU
PAGE COUNTY, ILLINOIS.

PARCEL 3:
EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT
(DEVELOPMENT) MADE BY AND BETWEEN OPUS DEVELOPMENT COMPANY, L.L.C., AND CHICAGO TITLE
LAND TRUST COMPANY, NOT PERSONALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED
JUNE 17, 1974, AND KNOWN AS TRUST NO. 1997, RECORDED MAY 28, 2013 AS DOCUMENT R2013076188
FOR PURPOSES OF INSTALLING, CONSTRUCTING, UTILIZING, OPERATING, MAINTAINING, REPAIRING,
RESTORING, RECONSTRUCTING, REMOVING, REPLACING, AND RENEWING BUILDING AND RELATED SITE
AND INFRASTRUCTURE IMPROVEMENTS OVER, ACROSS, UPON, UNDER AND THROUGH LOT 2 IN FRESH
MARKET WEST PLAT OF RESUBDIVISION AFORESAID.

PARCEL 4:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT
AGREEMENT (ACCESS, PARKING AND LIGHTING) MADE BY AND BETWEEN OPUS DEVELOPMENT
COMPANY, L.L.C., AND CHICAGO TITLE LAND TRUST COMPANY, NOT PERSONALLY, BUT SOLELY AS
TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 17, 1974, AND KNOWN AS TRUST NO. 1997, RECORDED
MAY 28, 2013 AS DOCUMENT R2013076189 FOR INGRESS, EGRESS, LIGHTING AND PARKING OVER,
ACROSS AND UPON TRACT 2, AS DESCRIBED THEREIN ON EXHIBIT A.

PARCEL 5:
TEMPORARY EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT
AGREEMENT (OFF-SITE ROADWAY IMPROVEMENTS) MADE BY AND BETWEEN CHICAGO TITLE LAND
TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 5, 1972 AND KNOWN AS
TRUST NUMBER 1688 AND OPUS DEVELOPMENT COMPANY L.L.C., RECORDED MAY 28, 2013 AS
DOCUMENT NUMBER R2013076191, UPON, OVER, ACROSS, THROUGH AND UNDER THE "EASEMENT
AREA", AS DEFINED THEREIN, TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RENEW AND REPLACE THE
OFF-SITE ROADWAY IMPROVEMENTS, TOGETHER WITH THE RIGHT OF ACCESS.

PARCEL 6:
EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE DECLARATION OF
EASEMENT PARKING MADE BY AND BETWEEN OPUS DEVELOPMENT COMPANY, L.L.C. AND CHICAGO
TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 17, 1974 KNOWN AS
TRUST NUMBER 1997, RECORDED MAY 28, 2013 AS DOCUMENT NUMBER R2013076190, OVER, ACROSS
AND UPON THE PARKING AREAS WITHIN TRACT 2, AS DEFINED THEREIN, FOR PARKING.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED
ABOVE.

5Ei SCHEDULE "B" ITEMS

- RESERVATION CONTAINED IN VACATION ORDINANCE RECORDED AS DOCUMENT
R66-5042, WHEREBY THE CITY OF WHEATON RETAINS FULL EASEMENT RIGHTS TO
MAINTAIN, INSTALL, OPERATE, REPAIR AND REPLACE BY ITSELF OR BY ANY
LICENSEE OR HOLDER OF A FRANCHISE FROM THE CITY ANY POLES, WIRES, PIPES,
CONDUITS, SEWER MAINS, WATER MAINS, OR ANY OTHER FACILITY OR EQUIPMENT
FOR THE MAINTENANCE, OR OPERATION OF ANY UTILITY NOW LOCATED OR TO BE
LOCATED OVER, UPON AND UNDER THAT PART OF OTT STREET LYING SOUTH OF A
POINT 10 FEET SOUTH OF THE SOUTH LINE OF ROOSEVELT ROAD AND NORTH OF
THE NORTH LINE OF PERSHING AVENUE. (AFFECTS PARCEL 2) (FOR FURTHER
PARTICULARS, SEE DOCUMENT) ITEM IS SHOWN.
- VILLAGE OF GLEN ELLYN ORDINANCE NO. 5002 RECORDED OCTOBER 25, 2001 AS
DOCUMENT R2001-230453 AUTHORIZING THE ADOPTION OF CERTAIN EASEMENTS
NECESSARY FOR THE ROOSEVELT ROAD LANDSCAPE AND STREETScape
IMPROVEMENTS PROJECT. (AFFECTS THE NORTH 4 FEET OF PARCEL 1) (FOR
FURTHER PARTICULARS, SEE DOCUMENT) ITEM IS SHOWN.
- EASEMENTS AS SHOWN AND SET FORTH ON THE PLAT OF FRESH MARKET EAST
PLAT OF CONSOLIDATION, RECORDED MARCH 19, 2013 AS DOCUMENT NO.
R2013-041557 AFORESAID, AS FOLLOWS:
(A) WATERMAIN EASEMENT OVER A 10 FOOT STRIPS RUNNING GENERALLY NORTH
AND SOUTH IN THE EASTERLY PART AND THE WESTERLY PART AND RUNNING
GENERALLY EAST AND WEST IN THE MIDDLE OF LOT 1 (SEE PLAT FOR EXACT
LOCATION).
(B) PUBLIC UTILITY AND DRAINAGE EASEMENT OVER A 10 FEET ALONG THE WEST
LINE OF LOT 1. (AFFECTS PARCEL 1) (FOR FURTHER PARTICULARS, SEE
DOCUMENT) ITEM IS SHOWN.
- ENVIRONMENTAL NO FURTHER REMEDIATION LETTER RECORDED DECEMBER 5, 2012
AS DOCUMENT R2012-171902, AND THE TERMS, PROVISIONS, CONDITIONS AND
LIMITATIONS CONTAINED THEREIN. (AFFECTS ALL PARCELS) ITEM IS NOT SURVEY
RELATED.
- THE FACT, AS DISCLOSED BY THAT CERTAIN DOCUMENT OR DOCUMENTS RECORDED
DECEMBER 5, 2012 AS DOCUMENT R2012-171902 OF OFFICIAL RECORDS, THAT
SOME VIOLATION OF ENVIRONMENTAL PROTECTION LAWS MAY HAVE OCCURRED
WHICH MAY AFFECT THE LAND. (AFFECTS ALL PARCELS) ITEM IS NOT SURVEY
RELATED.
- VILLAGE OF GLEN ELLYN ORDINANCE NO. 6089, AN ORDINANCE ACCEPTING THE
DEDICATION OF PUBLIC RIGHT-OF-WAY TO ACCOMMODATE THE CONSTRUCTION OF
TAFT AVENUE BETWEEN LAMBERT ROAD AND LORRAINE STREET, GLEN ELLYN, IL
60137, ADOPTED ON NOVEMBER 26, 2012, RECORDED JANUARY 3, 2013 AS
DOCUMENT R2013-001285, AND THE TERMS, PROVISIONS, CONDITIONS AND
LIMITATIONS CONTAINED THEREIN. (FOR FURTHER PARTICULARS, SEE DOCUMENT)
ITEM IS SHOWN.
- VILLAGE OF GLEN ELLYN ORDINANCE NO. 6090, AN ORDINANCE GRANTING
APPROVAL OF SPECIAL USE PERMITS, ZONING VARIATIONS, SIGN VARIATIONS AND
THE EXTERIOR APPEARANCE FOR THE GLEN ELLYN MARKET SHOPPING
CENTER TO BE LOCATED ON PROPERTY COMMONLY KNOWN AS 285 ROOSEVELT
ROAD, GLEN ELLYN, IL 60137, ADOPTED ON NOVEMBER 26, 2012, RECORDED
JANUARY 3, 2013 AS DOCUMENT R2013-001286, AND THE TERMS, PROVISIONS,
CONDITIONS AND LIMITATIONS CONTAINED THEREIN. (FOR FURTHER PARTICULARS,
SEE DOCUMENT) ITEM IS NOT SURVEY RELATED.
- ORDINANCE NO. F-1684, AN ORDINANCE GRANTING SUBDIVISION, LANDSCAPE
COVERAGE AND LANDSCAPE SETBACK VARIATIONS ALL ON CERTAIN PROPERTY
COMMONLY KNOWN AS THE SOUTHEAST PORTION OF 1830 EAST ROOSEVELT ROAD
- VEQUITY LLC, RECORDED DECEMBER 06, 2012 AS DOCUMENT R2012-173071,
AND THE TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN.
(FOR FURTHER PARTICULARS, SEE DOCUMENT) ITEM IS BLANKET IN NATURE.
- TERMS AND CONDITIONS OF THE UNRECORDED REDEVELOPMENT AGREEMENT
BETWEEN THE VILLAGE OF GLEN ELLYN AND OPUS DEVELOPMENT COMPANY, L.L.C.,
DATED JANUARY 24, 2013, AS DISCLOSED BY PRIOR TITLE EVIDENCE. (FOR
FURTHER PARTICULARS, SEE DOCUMENT) ITEM IS NOT SURVEY RELATED.
- EASEMENT AGREEMENT (CORRECTIVE ACTION PLAN) MADE BY AND BETWEEN OPUS
DEVELOPMENT COMPANY, L.L.C. AND OC REAL ESTATE LLC, RECORDED MAY 28,
2013 AS DOCUMENT R2013-076182 RELATING TO CERTAIN LEAKING UNDERGROUND
STORAGE TANKS, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH
THEREIN. (AFFECTS THAT PART OF THE LAND AS SHOWN ON EXHIBIT 'B' ATTACHED
THERETO) (FOR FURTHER PARTICULARS, SEE DOCUMENT) ITEM IS SHOWN.
- DEVELOPMENT/SUBDIVISION IMPROVEMENT AGREEMENT RECORDED JUNE 7, 2013 AS
DOCUMENT R2013-082850, AND THE TERMS, PROVISIONS AND CONDITIONS SET
FORTH THEREIN. (FOR FURTHER PARTICULARS, SEE DOCUMENT) ITEM IS NOT
SURVEY RELATED.
- EASEMENT AGREEMENT (DEVELOPMENT) MADE BY AND BETWEEN OPUS
DEVELOPMENT COMPANY, L.L.C. AND CHICAGO TITLE LAND TRUST COMPANY, NOT
PERSONALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 17,
1974, AND KNOWN AS TRUST NO. 1997, RECORDED MAY 28, 2013 AS DOCUMENT
R2013-076188, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH
THEREIN. (FOR FURTHER PARTICULARS, SEE DOCUMENT) ITEM IS SHOWN.
- EASEMENT AGREEMENT (ACCESS, PARKING AND LIGHTING) MADE BY AND BETWEEN
OPUS DEVELOPMENT COMPANY, L.L.C. AND CHICAGO TITLE LAND TRUST COMPANY,
NOT PERSONALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED
JUNE 17, 1974, AND KNOWN AS TRUST NO. 1997, RECORDED MAY 28, 2013 AS
DOCUMENT R2013076189, AND THE TERMS, PROVISIONS AND CONDITIONS SET
FORTH THEREIN. (FOR FURTHER PARTICULARS, SEE DOCUMENT) ITEM IS SHOWN.
- EASEMENT AGREEMENT (OFF-SITE ROADWAY IMPROVEMENTS) MADE BY AND
BETWEEN CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST
AGREEMENT DATED SEPTEMBER 5, 1972 AND KNOWN AS TRUST NUMBER 1688 AND
OPUS DEVELOPMENT COMPANY L.L.C., RECORDED MAY 28, 2013 AS DOCUMENT
NUMBER R2013076191, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH
THEREIN. (FOR FURTHER PARTICULARS, SEE DOCUMENT) ITEM IS SHOWN.
- DECLARATION OF EASEMENT (PARKING) MADE BY AND BETWEEN OPUS
DEVELOPMENT COMPANY, L.L.C. AND CHICAGO TITLE LAND TRUST COMPANY AS
TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 17, 1974 KNOWN AS TRUST
NUMBER 1997, RECORDED MAY 28, 2013 AS DOCUMENT NUMBER R2013076190,
AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN. (FOR FURTHER
PARTICULARS, SEE DOCUMENT) ITEM IS BLANKET IN NATURE.

6B ZONING SETBACKS

NONE PROVIDED TO THIS SURVEYOR.

5Ciii SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN
ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C00152J,
WHICH BEARS AN EFFECTIVE DATE OF 08/01/2019, AND IS NOT IN A SPECIAL
FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS
ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN.

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	TABLE "A" PROPERTY ADDRESS	5F	CEMETERY NOTE	6Dii	LEGEND & ABBREVIATIONS
3	TABLE "A" FLOOD INFORMATION	6A	TABLE "A" ZONING INFORMATION	6Dii	VICINITY MAP
4	TABLE "A" LAND AREA	6Bii	TITLE DESCRIPTION	6Dii	TYPE OF SURVEY
5Biii	ACCESS TO PROPERTY	6Biv	BEARING BASIS	7	SURVEYOR'S CERTIFICATE
5Ciii	SIGNIFICANT OBSERVATIONS	6Bxii	TITLE INFORMATION	8	SURVEYOR'S NOTES
5Ei	SCHEDULE "B" ITEMS	6Dii	NORTH ARROW & SCALE	9	TABLE "A" PARKING SPACES

SURVEY PREPARED FOR AND ON BEHALF OF:
AMERICAN SURVEYING AND MAPPING, INC.
3191 MAGUIRE BLVD., SUITE 200
ORLANDO, FL 32803
CERTIFICATE OF AUTHORIZATION # 184.006647
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCOMPORATE.COM

ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE
CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF ILLINOIS TO THE BEST OF MY KNOWLEDGE,
INFORMATION, AND BELIEF.

DATE	REVISIONS	TECH	FIELD	RC & DK	DRAWING SCALE	1"=40'
11/24/21	FIRST DRAFT	JAH	DRAWN BY	JAH	CHECKED BY	JLH
12/22/21	COMMENTS & ZONING	JAH	DRAWING NAME	21-511-107.2.DWG		

8 SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE
EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE
HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS,
PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE
GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY
REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET
FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- IN REGARDS TO TABLE "A" ITEM 1(6), AT THE TIME OF THIS SURVEY, NO PLANS AND/OR
REPORTS WERE PROVIDED BY CLIENT. EVIDENCE OF UNDERGROUND UTILITIES SHOWN PER
SECTION 5.E.IV.
- IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO
VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING
ADDITIONS.
- IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO
RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES
PROVIDED.
- IN REGARDS TO TABLE "A" ITEM 18, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES
AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE
SURVEYOR HAS BEEN MADE AWARE OF.
- THE PROPERTY AS DESCRIBED FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS
OR OVERLAPS.
- THE PERMANENT INDEX NUMBERS ARE: PARCEL 1, 05-22-201-037 & PARCEL 2,
05-22-200-028.
- WE FIND NO GAPS OR OVERLAPS.

4 LAND AREA 119,635.75± SQUARE FEET 2.746± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF
ROOSEVELT ROAD, WHICH IS ASSUMED TO BEAR NORTH 88 DEGREES 32 MINUTES 23
SECONDS EAST.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 146 HANDICAP = 6 TOTAL = 152

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO ROOSEVELT ROAD AND
TAFT AVENUE, DEDICATED PUBLIC STREETS OR HIGHWAYS.

7 SURVEYOR'S CERTIFICATE

TO: ARG FMGLELO01, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ARG GLOBAL INVESTMENTS,
LLC, A DELAWARE LIMITED LIABILITY COMPANY; AMERICAN FINANCE TRUST, INC., A MARYLAND
CORPORATION; AMERICAN FINANCE OPERATING PARTNERSHIP, L.P., A DELAWARE LIMITED
PARTNERSHIP; GREENBERG TRAURIG, LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE
IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS
2, 3, 4, 6(A), 6(B), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, AND 19 OF TABLE A
THEREOF. THE FIELD WORK WAS COMPLETED ON 11/10/2021.

DATE OF PLAT OR MAP: 01/04/2022

STATE OF ILLINOIS
JAMES L. HARPOLE
035-3190
SHOREWOOD, IL
PROFESSIONAL LAND SURVEYOR

JLH LAND
SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815.729.4000
info@jhsurvey.com

SURVEYED BY:
JLH LAND
SURVEYING INC.
910 GENEVA STREET
SHOREWOOD, IL 60404
815.729.4000
info@jhsurvey.com

PROJECT NO: 2114231

THIS DOCUMENT SHOULD BE CONSIDERED INVALID
WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

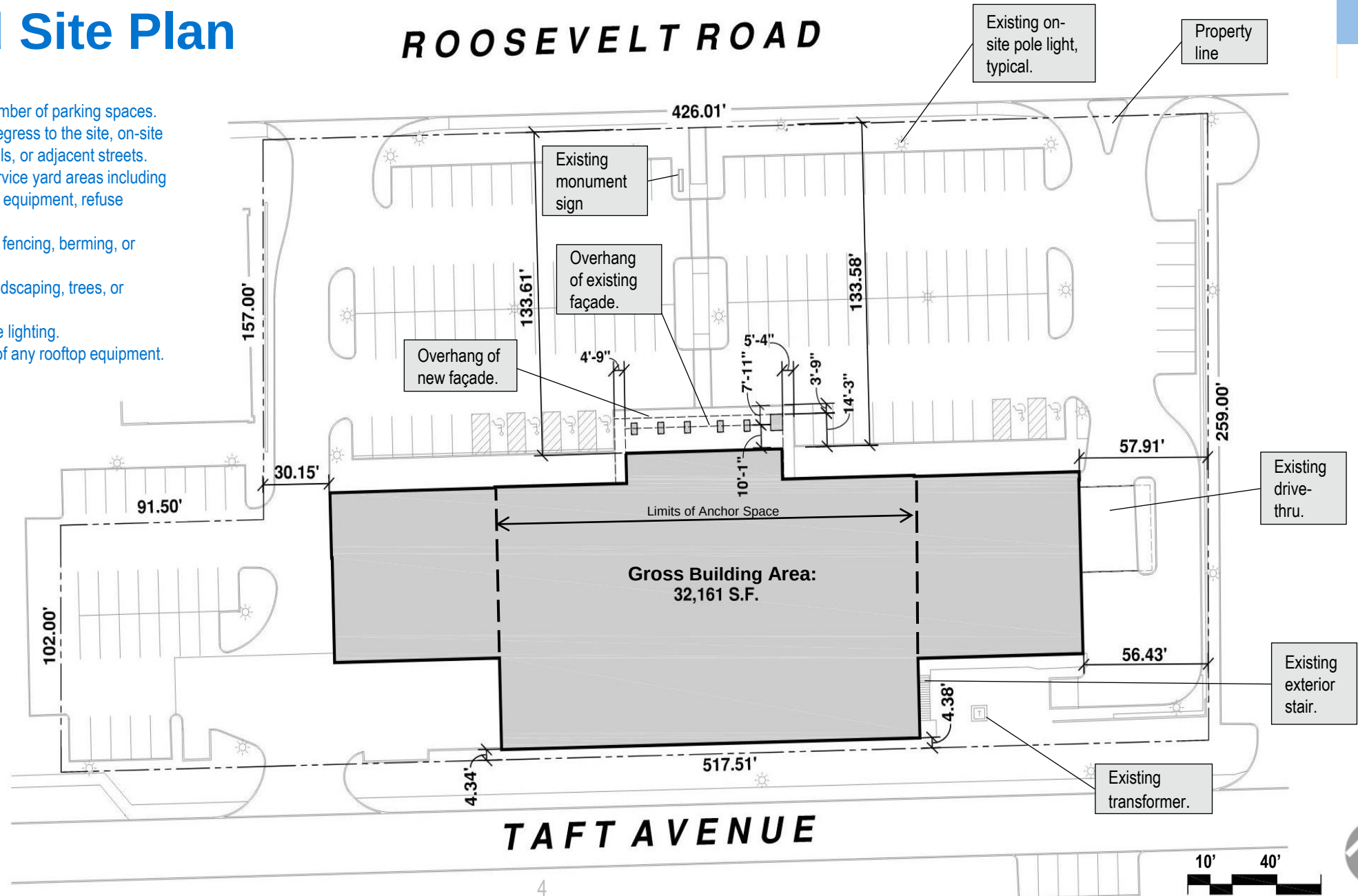
6Dii ALTA/NSPS LAND TITLE SURVEY
2
OF
285 ROOSEVELT ROAD
GLEN ELLYN, IL 60187
COOK COUNTY,

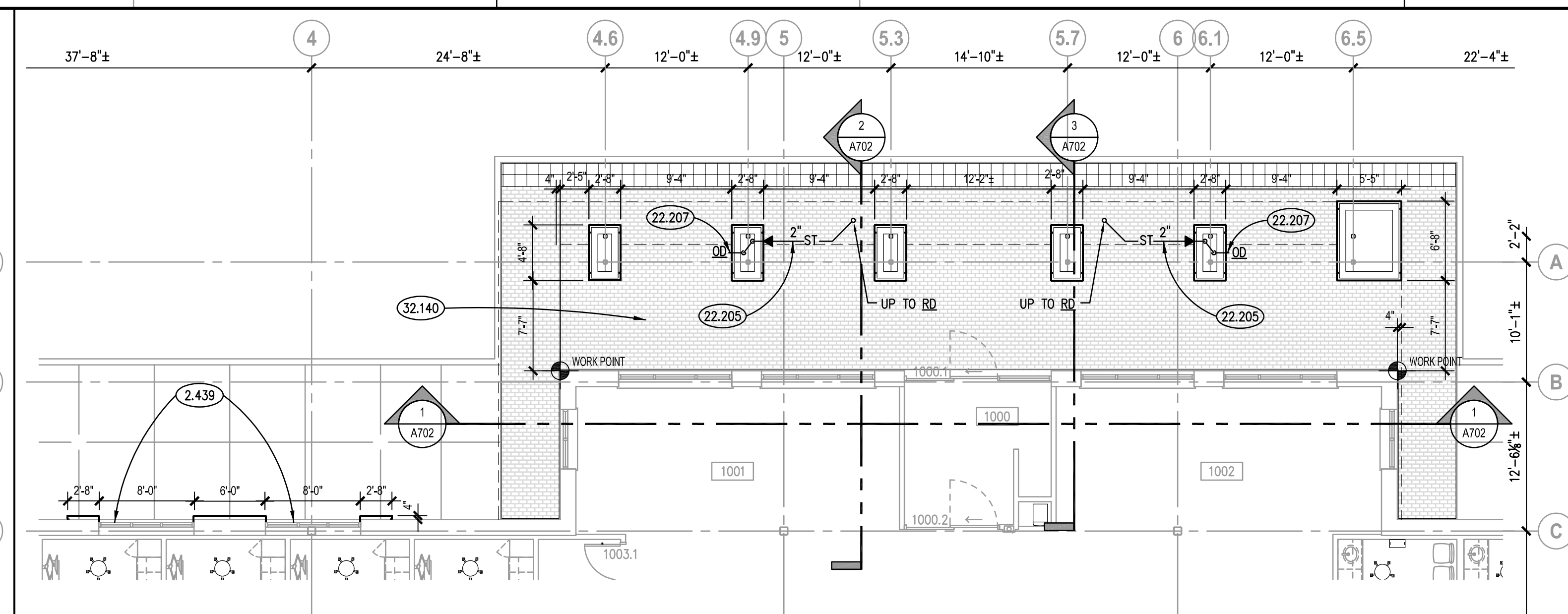
ASM AMERICAN SURVEYING & MAPPING INC.
ORLANDO, FLORIDA 32803
3191 MAGUIRE BLVD., SUITE 200
PHONE (407) 426-7979
WWW.ASMCOMPORATE.COM

Proposed Site Plan

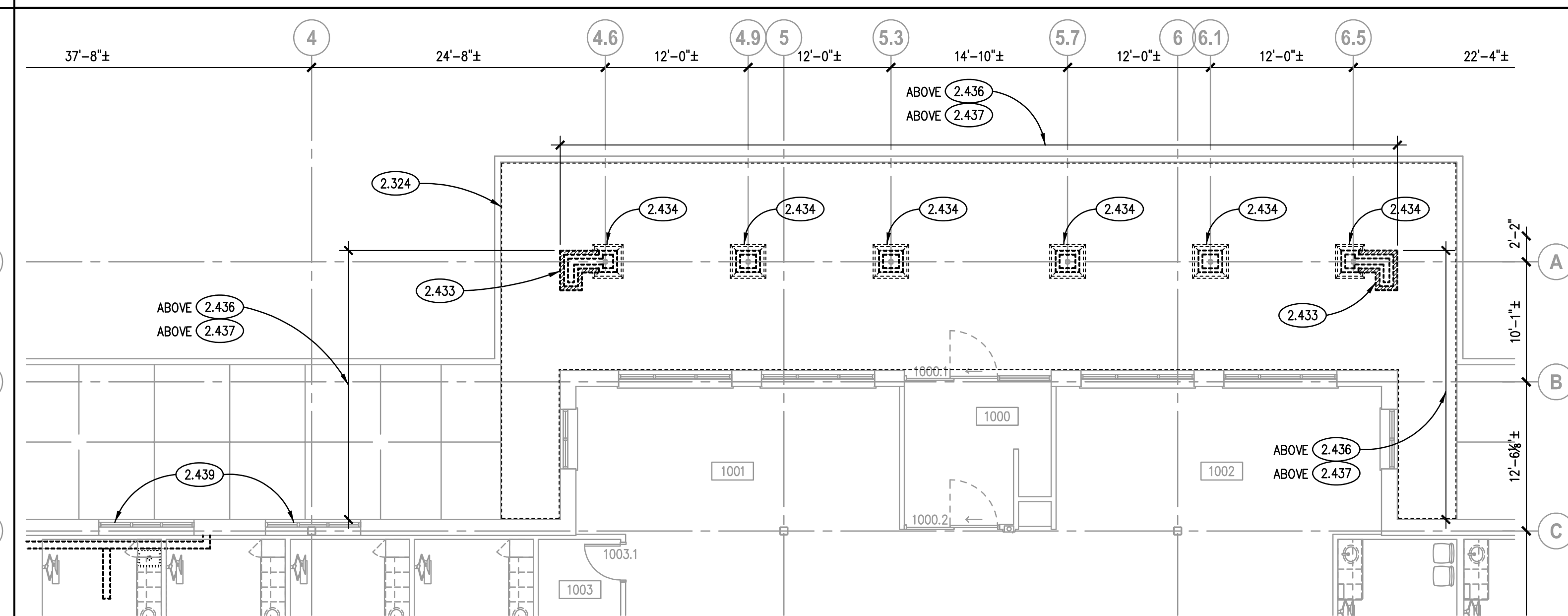
GENERAL NOTES

- No changes to existing number of parking spaces.
- No changes to ingress or egress to the site, on-site parking areas, parking stalls, or adjacent streets.
- No changes to existing service yard areas including loading areas, mechanical equipment, refuse containers, etc.
- No changes to any type of fencing, berming, or screening.
- No changes to existing landscaping, trees, or vegetation,
- No changes to existing site lighting.
- No changes to screening of any rooftop equipment.

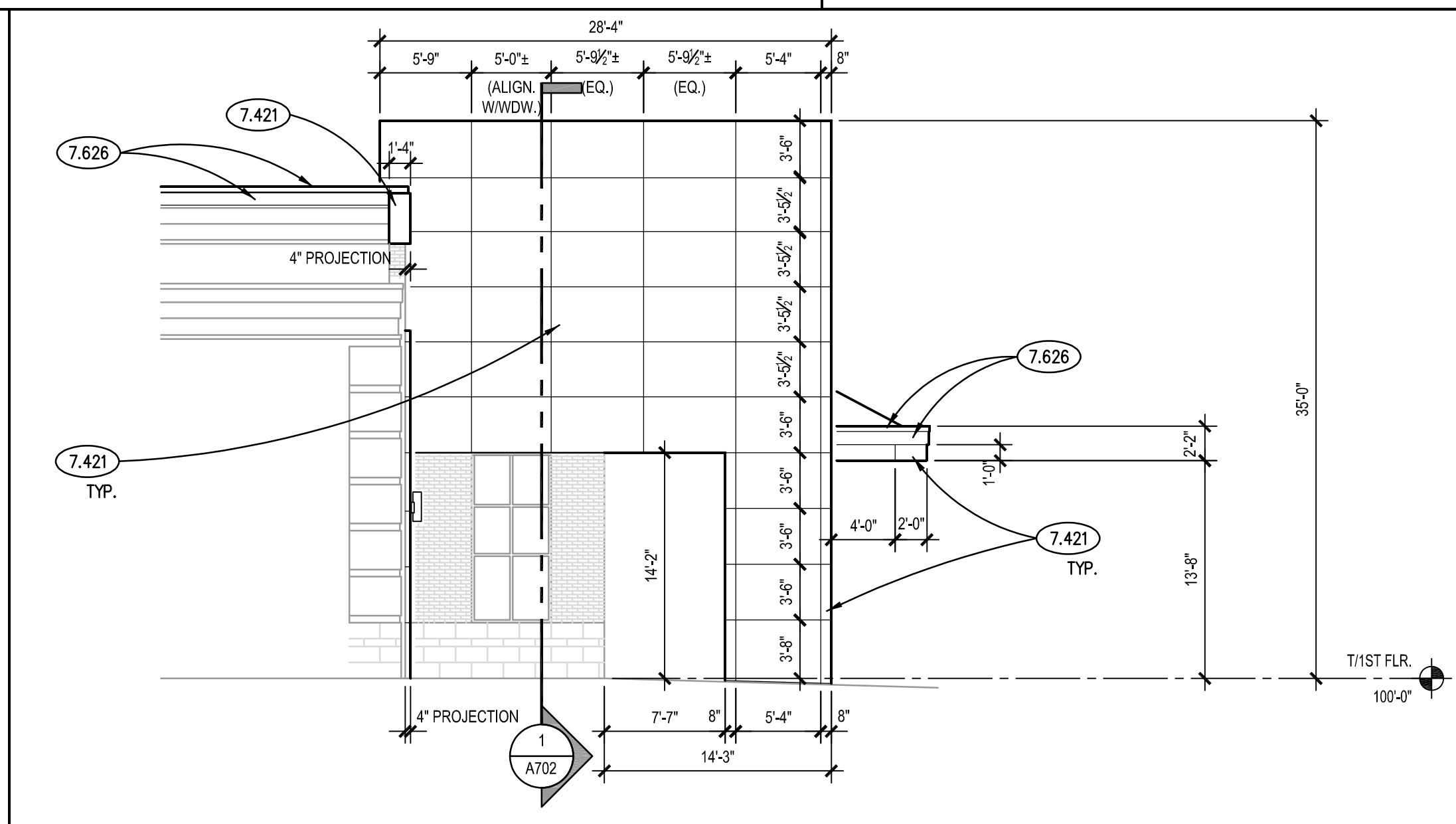




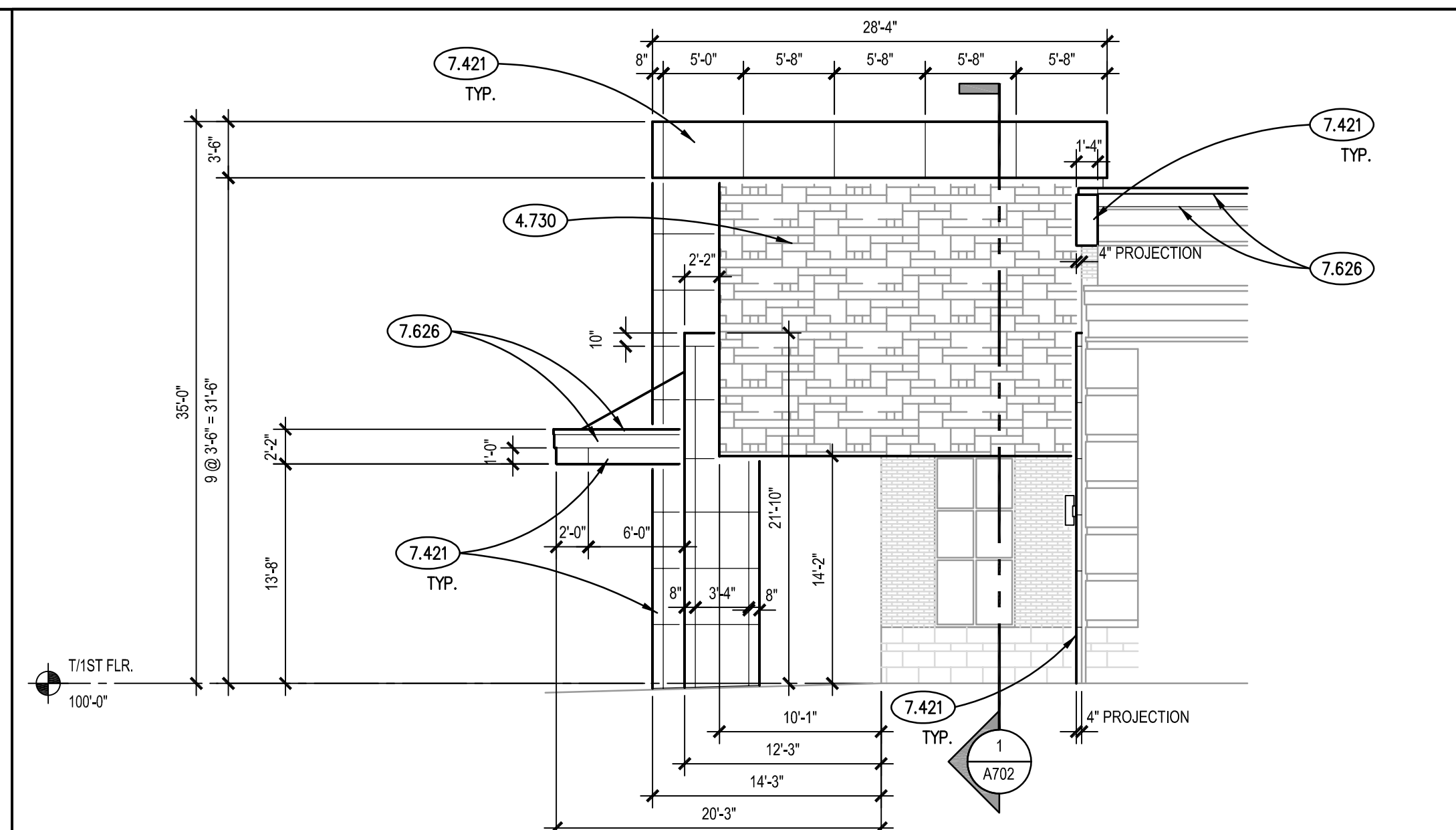
PROPOSED PARTIAL FLOOR PLAN (6)
SCALE: 1/8" = 1'-0"



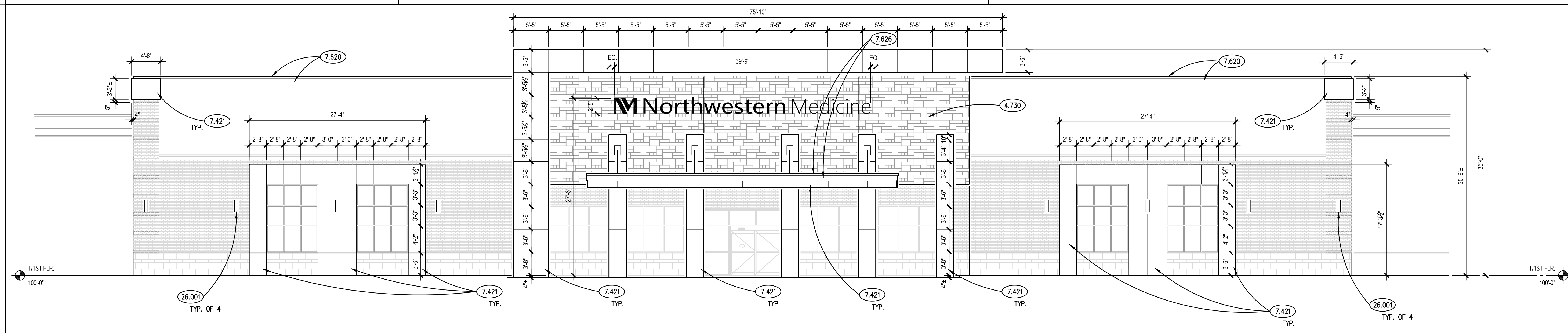
PROPOSED PARTIAL DEMOLITION PLAN 5
SCALE: 1/8" = 1'-0"



PROPOSED EAST ELEVATION 3
SCALE: 1/8" = 1'-0"



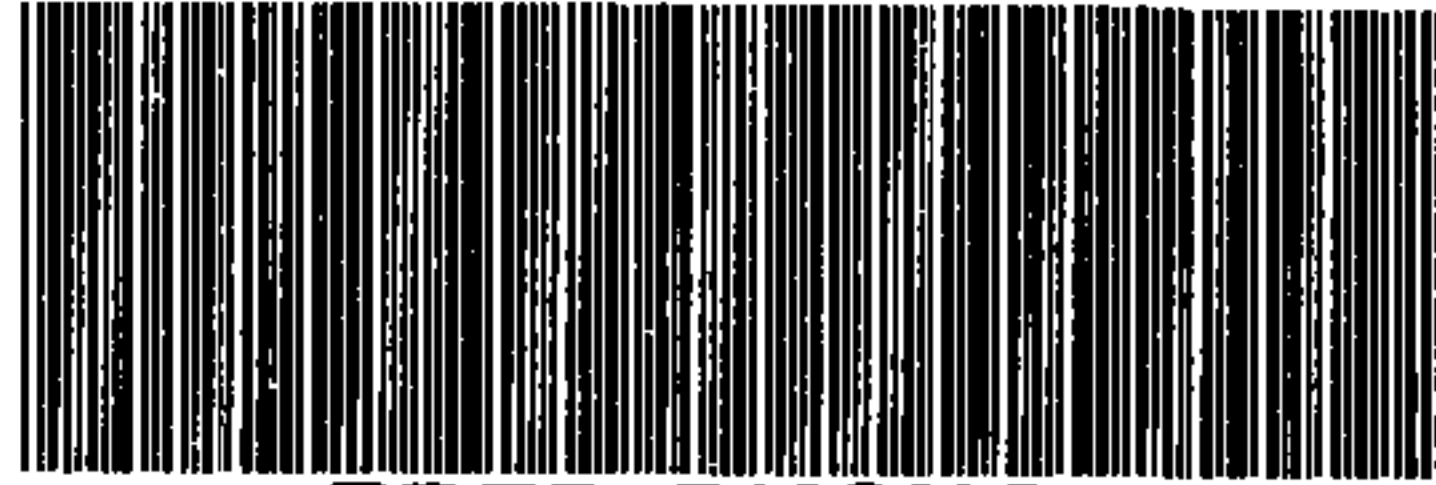
PROPOSED WEST ELEVATION (2)
SCALE: 1/8" = 1'-0"



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

KEYNOTES ARE TYPICALLY NOT DUPLICATED WITHIN A GIVEN DETAIL. AN UN-KEYNOTED ITEM IN A DETAIL IS THE SAME AS A KEYNOTED ITEM HAVING THE SAME APPEARANCE WITHIN THE SAME DETAIL.

1. REFER TO DRAWING G100 FOR PROJECT GENERAL NOTES.
2. COORDINATE LOCATIONS OF WALL-MOUNTED MECHANICAL, PLUMBING AND ELECTRICAL ITEMS TO ENSURE NO OVERLAP.



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
JAN.03,2013 2:03 PM
OTHER 05-22-201-024
044 PAGES R2013-001286

Village Of Glen Ellyn

Ordinance No. 6090

**An Ordinance Granting Approval of
Special Use Permits, Zoning Variations, Sign Variations and the Exterior Appearance for
the Glen Ellyn Market Shopping Center to be Located on
Property Commonly Known as 285 Roosevelt Road
Glen Ellyn, Illinois 60137**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 26th Day of NOVEMBER, 20 12.**

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 27th
day of NOVEMBER, 20 12.

**PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 Duane Street
Glen Ellyn, IL 60137**

Handwritten signature/initials

Ordinance No. 6090

**An Ordinance Granting Approval of
Special Use Permits, Zoning Variations, Sign Variations and the Exterior Appearance for
the Glen Ellyn Market Shopping Center to be Located on
Property Commonly Known as 285 Roosevelt Road
Glen Ellyn, Illinois 60137**

Whereas, the Opus Development Corporation, contract purchaser of property located at 285 Roosevelt Road has petitioned the Village President and Board of Trustees for approval of the following:

- A. A Special Use Permit in accordance with Section 10-4-15(B)9 of the Zoning Code to allow a drive-in commercial facility (i.e. drive-thru) on the property.**
- B. A Special Use Permit in accordance with Section 10-4-15(B)14 of the Zoning Code to allow outdoor merchandise on the property.**
- C. A Special Use Permit in accordance with Section 10-4-15(B)14 of the Zoning Code to allow outdoor storage on the property.**
- D. The following Variations from the Glen Ellyn Zoning Code:**
 - 1. A Variation from Section 10-4-15(D)2 to allow a rear yard building setback of 4.2 feet in lieu of the minimum setback of 30 feet required.**
 - 2. Variations from Section 10-5-13(M) to allow foot-candle levels in excess of 3.0 along the western property line and in one location along the northern property line, to allow the proposed parking lot light poles to be located as close as 50 feet apart in lieu of the minimum spacing of 130 feet required, to allow the proposed light poles to be placed in locations where they may be susceptible to collision strikes and to allow up-lighting on the building.**
 - 3. Variations from Section 10-5-5(B)4(3) to allow a trellis with a length 30 feet, an area of 300 square feet and a height of 12 feet 2 inches in lieu of the maximum length of 20 feet, area of 250 square feet and height of 10 feet permitted.**
 - 4. A Variation from Section 10-5-5(B)4(21) to allow transformers and a proposed trash compactor to be located 5 feet from the southern/rear property line in lieu of the minimum setback of 42.6 feet (10% of the lot width) permitted.**
 - 5. A Variation from Section 10-5-4(A)4 to allow a setback of 1-foot from the southern/rear property line for a proposed grease container in lieu of the minimum setback of 21.3 feet (5% of the lot width) required.**

6. A Variation from Section 10-5-11(J) to allow a separation of 90.5 feet between the proposed eastern access drive on Roosevelt Road and the access drive on the adjacent property to the east and a separation of 55.2 feet between the proposed western access drive on Roosevelt Road and the access drive on the adjacent property to the west in lieu of the minimum separation of 185 feet required.
 7. A Variation from Section 10-5-11(E)2 to allow a curb return radius of as little as 15 feet in lieu of the minimum curb return radius of 25 feet required.
 8. A Variation from Section 10-5-9(B) to allow 2 loading spaces on the property in lieu of the minimum number of 3 loading spaces required and to allow one of the loading spaces to have a length of 35 feet in lieu of the minimum length of 50 feet required.
 9. A Variation from Section 10-5-5(C) to allow impervious surface setbacks of between 0 and 12.5 feet along the north, south, east and west property lines in lieu of the minimum impervious surface setback of 21.3 feet (5% of the lot width) required.
 10. A Variation from Section 10-5-5(B)4(37) to allow a retaining wall setback of 0 feet along the western property line in lieu of the minimum setback of 21.3 feet (5% of the lot width) required and a retaining wall setback of 8.7 feet along the southern property line in lieu of the minimum setback of 42.6 feet (10% of the lot width) required.
 11. A Variation from Section 10-4-15(G) to allow 118 parking spaces on the property in lieu of the minimum number 156 parking spaces required.
- E. Exterior Appearance approval in accordance with the Appearance Review Guidelines adopted on October 9, 2006 as Ordinance 5508.
- F. The following Variations from the Glen Ellyn Sign Code:
1. A Variation from Section 4-5-12(B) of the Sign Code to allow a primary wall sign with a height of 27 feet 6 inches in lieu of the maximum height of 25 feet permitted.
 2. Variations from Section 4-5-5(G) of the Sign Code to allow an incidental sign height of 13 feet 9 inches in lieu of the maximum height of 10 feet permitted and an incidental sign area of 13 square feet in lieu of the maximum area of 4.5 square feet permitted.

all to allow the construction of an approximately 34,200 square foot shopping center on the south side of Roosevelt Road between Lambert Road and Lorraine Street in the C3 Service Commercial zoning district; and

Whereas, the subject property is commonly known as 285 Roosevelt Road and is legally described as follows:

PARCEL 1:

LOTS 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20 AND 21 IN BLOCK 34 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE EAST ½ OF VACATED OTT AVENUE LYING WEST OF AND ADJOINING SAID LOT 14 IN BLOCK 34 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 15 IN BLOCK 34 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1924 AS DOCUMENT 182391 AND THAT PART OF THE EAST ½ OF VACATED OTT AVENUE LYING WEST OF AND ADJOINING SAID LOT 15 AND THAT PORTION OF THE NORTH ½ AND THE NORTH 12 FEET OF THE SOUTH 33 FEET OF VACATED TAFT AVENUE BOUNDED ON THE WEST BY THE CENTER LINE OF OTT AVENUE AND BOUNDED ON THE EAST BY THE EAST LINE EXTENDED SOUTH OF LOT 15, IN DUPAGE COUNTY, ILLINOIS.

PINs: 05-22-201-001, 05-22-201-034 and 05-22-201-024; and

Whereas, at the October 24, 2012 public meeting of the Architectural Review Commission, the petitioner presented evidence, testimony, and exhibits relative to the request for exterior appearance approval and no persons spoke either in favor of or in opposition to the request; and

Whereas, based upon the evidence, testimony, and exhibits presented at the October 24, 2012 Architectural Review Commission public meeting, by a vote of six (6) "yes" and one (1) "no", the Architectural Review Commission recommended approval of the proposed exterior appearance with conditions as set forth in the minutes of the Architectural Review Commission, a draft of which is attached hereto as Exhibit "A"; and

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, the Architectural Review Commission of the Village of Glen Ellyn conducted a public hearing on November 14, 2012, at which hearing the Architectural Review Commission considered the requested sign variations; and

Whereas, at the November 14, 2012 Architectural Review Commission meeting, the Commission also reconsidered some of the previously recommended conditions of exterior appearance approval; and

Whereas, at the November 14, 2012 public hearing and meeting, by a vote of eight (8) “yes” and zero (0) “no”, the Architectural Review Commission recommended approval of the requested sign variations and the elimination of a number of previously recommended conditions of exterior appearance approval due the petitioner’s response to these issues and by a vote of five (5) “yes” and three (3) “no” recommended that the previously recommended condition of approval related to the color of the awnings be amended all as set forth in the minutes of the November 14, 2012 meeting, a draft of which is attached hereto as Exhibit “B”; and

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on November 15, 2012, at which hearing the Plan Commission considered the requested special use permits and zoning variations; and

Whereas, at the November 15, 2012 Plan Commission public hearing no members of the public spoke in favor of or in opposition to the requested special use permits and zoning variations; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, by a vote of six (6) “yes” and one (1) “no”, the Plan Commission recommended approval of the requested special use permits and zoning variations as set forth in the minutes of the November 15, 2012 Plan Commission meeting, a draft of which is attached hereto as Exhibit “C”; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the October 24, 2012 and November 14, 2012 Architectural Review Commission public hearing and meetings and the November 15, 2012 Plan Commission public hearing and have considered the recommendations of the Architectural Review Commission and Plan Commission and hereby adopt the findings of fact for the requested special use permits, zoning variations and sign variations set forth in Exhibit “D” attached hereto; and

Whereas, the President and Board of Trustees have determined that approving the exterior appearance of the project is consistent with the recommendations of the Glen Ellyn Appearance Review Guidelines, that approving the requested sign variations is consistent with the goals of the Glen Ellyn Sign Code and that granting the requested special use permits and zoning variations is consistent with the goals of the Glen Ellyn Zoning Code.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The minutes from the October 24, 2012 and November 14, 2012 Architectural Review Commission public hearing and meetings, drafts of which are attached hereto as Exhibits “A” and “B”, and the minutes from the November 15, 2012 Plan Commission public hearing, a draft of which is attached hereto as Exhibit “C”, and the findings of fact set forth therein, in the preambles above and in Exhibit “D” attached hereto are hereby adopted as the findings of fact of the Village

President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the October 24, 2012 and November 14, 2012 public hearing and meetings of the Architectural Review Commission and the November 15, 2012 public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Architectural Review Commission and Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the requested special use permits, zoning variations, sign variations and exterior appearance as set forth herein above.

Section Three: This grant of approval is subject to the following conditions:

- A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the October 24, 2012 and November 14, 2012 public hearing and meetings of the Architectural Review Commission and the November 15, 2012 public hearing before the Plan Commission and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:
1. Narrative Description (no date)
 2. Special Use Permit Application for Drive-Thru signed September 6, 2012
 3. Special Use Permit Application for Outdoor Storage signed September 6, 2012
 4. Special Use Permit Application for Outdoor Merchandise signed September 6, 2012
 5. List of Zoning Variations (no date)
 6. Zoning Variation application signed July 19, 2012
 7. Exterior Appearance application signed September 6, 2012
 8. Sign Variation Application signed November 5, 2012
 9. Sign Table stamped received November 6, 2012
 10. Quantitative Summary dated November 7, 2012
 11. Color Elevations of South, East, West and North Building Elevations prepared by OKW Architects dated October 31, 2012 a copy of which is attached hereto as Exhibit "E"
 12. Black and White Elevations of South, East, West and North Building Elevations prepared by OKW Architects dated October 31, 2012 a copy of which is attached hereto as Exhibit "F"
 13. The following engineering and site development plans prepared by CivWorks Consulting LLC revised November 7, 2012
 - a. Sheet C4.0 - Site Dimensional and Paving Plan a copy of which is attached hereto as Exhibit "G"
 - b. Sheet C5.0 - Site Utility Plan
 - c. Sheet C6.0 Site Grading Plan

- d. Sheets C7.0 to C7.2 - Site Sedimentation and Erosion Control Plans
- e. Sheet C8 – Taft Avenue Layout and Typical Cross Sections
- f. Sheets C9.0 to C9.2 – Taft Avenue Plans and Profile
- g. Sheets C10 to C10.4 – Taft Avenue Cross Sections
- h. Sheets C11 to C11.2 – Construction Details
- i. Sheet C12 – General Conditions and Detailed Specifications
- 14. Landscape Plan prepared by M&M Design revised October 23, 2012
- 15. Landscape Plan II prepared by M&M Design revised October 23, 2012
- 16. Tree Survey Exhibit prepared by CivWorks Consulting LLC revised September 17, 2012
- 17. Rooftop Equipment Plan prepared by OKW Architects dated September 14, 2012
- 18. Trash Enclosure, Trellis and Monument Sign Details prepared by OKW Architects dated November 20, 2012.
- 19. Plan of Outdoor Storage at Loading Area dated November 8, 2012 a copy of which is attached hereto as Exhibit “H”
- 20. Plan of Outdoor Merchandise Area dated October 12, 2012 a copy of which is attached hereto as Exhibit “T”
- 21. Lithonia Lighting KAD and SSA Parking Lot Light Fixture and Pole Cut Sheets (no date)
- 22. Lithonia Lighting WST Building Light Fixture Cut Sheet
- 23. Gotham 8” CFVL Front Building Façade Light Fixture Cut Sheet
- 24. Taft Avenue Sternberg 1130A LED/1130B LED Ripon Series Light Fixture Cut Sheets (8 sheets)
- 25. Photometric Plan prepared by CivWorks Consulting LLC revised November 7, 2012
- 26. Siena Stone Retaining Wall Cut Sheets
- 27. Roosevelt Road Streetscape Paver Cut Sheets
- 28. Traffic Impact Study prepared by KLOA dated November 1, 2012
- 29. Stormwater Management Report prepared by CivWorks Consulting, LLC revised October 12, 2012.

and these plans and documents shall be filed with and made part of the permanent records of the Glen Ellyn Planning and Development Department.

- B. That the landscaping in the northern Taft Avenue right-of-way be maintained by the owner of the shopping center.
- C. That the property landscaping shall be modified to follow the Village guidelines regarding tree diversity. In particular, the petitioner shall work with the Village to diversify the species of trees proposed along Roosevelt Road.
- D. That the utilitarian elements on the building, such as man-doors, vents, downspouts and other similar items shall be painted to match the building to minimize their appearance.
- E. That the awnings shall be as shown on the plans with the exception that different color awnings of the owners choice shall be permitted on the far ends of the building to reflect the branding of the tenants provided that such awnings are a solid color, the same design and made of the same material as the awnings for the other secondary tenant spaces in the shopping center. If at some point in the future, the owner of the shopping center wishes to change the green and white striped anchor tenant awnings or the other green awnings shown on the plans, such a change may be

reviewed and approved by Village staff provided that the total number of awnings colors for the project does not exceed four and the proposed colors blend with the building's color palette in accordance with Appearance Review Guideline 1.8.2

- F. The shopping center ownership shall make a good faith effort to establish cross access with the properties to the east and west at such time as those properties may be redeveloped. .
- G. The property ownership shall use reasonable efforts to ensure that garbage pick-up behind Shops B occurs during off-hours when the drive-thru is closed.
- H. Prior to the issuance of any permits, the petitioner shall submit written confirmation from the owner of the Control'd property to the east that they have permission to enter this property and make the improvements shown on the plans.
- I. Materials in the outdoor storage area behind Shops A shall not be stacked above the height of the screening wall.
- J. A restaurant shall not use the drive-thru on the east end of the building unless a traffic study is submitted and the resulting impacts are deemed acceptable by Village staff. If Village staff denies the request, an application for an amendment to the Special Use Permit for the drive-thru may be applied for.
- K. A minimum of 123 parking spaces shall be maintained on the Glen Ellyn side of the property unless cross access is provided with the property to the east at some time in the future in which case the number of parking spaces eliminated shall not be more than 5, so the minimum number of onsite parking spaces is not reduced beyond 118.
- L. A parking easement shall be established over no less than 31 parking spaces in the Wheaton parking lot and the petitioner shall ensure that a minimum of 149 parking spaces are available to the shopping center at all times.
- M. That the only uplighting permitted for the project shall be for the wall mounted fixtures proposed on the front building façade and such uplighting shall be kept subtle so as to highlight the architecture of the building and terminate at or near the top of the building.
- N. Prior to the issuance of any building permits, the Plat of Consolidation for 285 Roosevelt Road and the Plats of Dedication for Taft Avenue approved by Ordinance No. _____ shall be executed and recorded with the DuPage County Recorder of Deeds.
- O. The maximum number of combined seats for any sit down restaurants on the property shall be limited to 105, unless the petitioner can show that the required number of combined parking spaces for the various tenants in the building would not otherwise exceed 156, which is the number of required parking spaces for project , without the variance described in D(11) above, but with such variance the allowed number of parking spaces has been reduced to as little as 118.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the special use permits, zoning variations, sign

variations and exterior appearance approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form; provided, however, that this Ordinance shall not be binding upon or inure to the benefit of the subject property unless and until the Opus Development Corporation has acquired the subject property.

Section Six: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Seven. Following acquisition of the subject property by the Opus Development Corporation, the Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this
26th day of NOVEMBER, 2012.

Ayes: COOPER, FRIEDBERG, HARTWEG, HENNINGER, LADESIC
AND MCGINLEY

Nays: - 0 -

Absent: - 0 -

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 26th day
of NOVEMBER, 2012.



Village President of the
Village of Glen Ellyn, Illinois

Attest:

Patricia A. Waderberg
Village Clerk of the (ACTING)
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 27th day of NOVEMBER, 2012.)

X:\PlanDev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 285\Roosevelt285, Fresh Market\Ordinance.doc



CERTIFICATION

I, Patricia A. Underhill, duly appointed Acting Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. 6090, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 26th day of November, 2012, and that the same was signed and approved by the President of said Village on the 26th day of November, 2012.

I do further certify that the original is entrusted to me as Acting Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 27th day of November, 2012.

Patricia A. Underhill
Acting Village Clerk

CORPORATE SEAL

MINUTES

BOARD/COMMISSION: Architectural Review **DATE:** 10/24/12

MEETING: Regular **CALLED TO ORDER:** 7:32 p.m.

QUORUM: Yes **ADJOURNED:** 9:50 p.m.

MEMBER ATTENDANCE: **PRESENT:** Chairman Burdett, Commissioners
Albrecht, Dickie, Draths, Mulvihill, Wilson, Wussow,
Student Commissioner Burkett

ABSENT: Commissioner Thompson

ALSO PRESENT: Village Planner Stegall, Trustee Liaison Hartweg,
Recording Secretary Solomon

1. Call to Order

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:32 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. Approval of October 10, 2012 Minutes

Commissioner Draths moved to approve the October 10, 2012 minutes. The motion was seconded by Commissioner Wussow and carried unanimously by a vote of 7-0.

3. Exterior Appearance – Glen Ellyn Market, 285 Roosevelt Road

Village Planner Stegall presented background on petitioner Vequity, LLC for exterior appearance approval of a new approximately 32,000 square foot shopping center on the former Webb Dodge property, located at 285 Roosevelt Road. She stated the development would be anchored by The Fresh Market grocery store. She stated the property is located on the south side of Roosevelt Road between Lambert Road and Lorraine Street in the C3 Service Commercial zoning district. She stated the Village limits abut the site to the west and the proposed western parking lot is located in Wheaton. She stated in order to proceed with the development, the petitioner will need to receive approval for a Special Use Permit for a Drive-Thru, a Special Use Permit for Outdoor Merchandise, a Special Use Permit for Outdoor Storage, Zoning Variations, a Lot Consolidation and Exterior Appearance Approval. She stated Vequity, LLC appeared before the Wheaton Planning and Zoning Board on October 23, 2012 and was asked to make some landscape revisions. She stated there are no requested sign variations as the signs comply with code. She stated the staff and architectural consultant Pete Pointner reviewed the plans and are happy with the plans with only a few items that she suggested the Commission may wish to consider.

Mike Fitzgerald, architect with OKW Architects at 600 W. Jackson, Chicago, Illinois, presented information on this proposed development. He stated The Fresh Market would be the anchor in the center and flanked by smaller scale shops and a possible drive-thru area for a possible dry cleaners. He stated the development would be a single-story building in a traditional/Georgian style with the grocery being a taller part of the building. He stated the exterior of the flanking shops would be done in brick and EIFS with a cast stone base on the bottom of the building and a continuous cornice on the top of the building. He stated even though the back and the sides are more utilitarian, they will use pre-cast concrete with a form-liner so it will look like brick.

Mr. Fitzgerald stated the awnings are proposed to have different colors, but would have a consistent style and dimensions. He stated the grocery awning will be green and white striped and the rest of the tenants would be a charcoal grey unless the owners approve another color. He stated the individual tenants would have a say in awning color. He stated the development team is having conversations with Tide about being a dry-cleaner, and their brand awning would be orange.

Mr. Fitzgerald stated there will be an outdoor seating area on one side of the grocery, with a trellis made of a cast stone base and cedar wood posts and beams which will require a variation from the Zoning Code. He stated there would be a monument sign along Roosevelt Road that would be 15 feet high by 9 feet wide. He stated the wall sign for the Fresh Market meets the ordinance size, but may be higher than what is allowed in the Sign Code. Planner Stegall stated that a public hearing would be needed to consider any sign variation.

Osvaldo Pastrana, civil engineer and landscape architect with CivWorks Consulting, LLC at 2837 W. Lyndale, Chicago, Illinois, presented information on the proposed landscape plan. He stated they are proposing curved islands in the parking area with a variety of trees, shrubs, perennials and ornamental grasses. He stated there also would be extensive landscaping on the north side of Taft Avenue to soften the back wall of the building. He stated the parking lot would be asphalt with concrete in the back and a paver walkway that leads from the front of the grocery to Roosevelt Road. Commissioner Wussow asked if they would add pavers to the Roosevelt Road sidewalk to which Mr. Pastrana stated they will replace some of the sidewalk with pavers. Planner Stegall stated that the plans conform to the Roosevelt Road Streetscape Plan. Mr. Pastrana stated there would be light poles in the parking lot that would have a nutmeg base to match the color of the building.

Commissioner Wussow asked who will maintain the parkway landscape on Taft Avenue to which Planner Stegall stated the staff has asked the petitioner to maintain this landscaping due to the amount and variety which is more typical of private property landscaping.

Commissioner Wilson stated the guidelines discourage the use of EIFS and asked if the petitioner could use real stucco instead to which Mr. Fitzgerald stated the EIFS provides insulation value, and the EIFS is well above pedestrian level so there should be little damage. Mr. Fitzgerald stated the EIFS issues with drainage have been resolved over the years. Chairman Burdett asked if the signage would be on top of the EIFS to which Mr. Fitzgerald stated it would be as the EIFS can be easily repatched. Planner Stegall stated there have been advances with EIFS to help with water issues.

Commissioner Wussow asked about the front brick to which Mr. Fitzgerald stated there would be real modular brick on the front of the building with the sides of the building being the pre-cast form liner so when the sides are painted, they will look like natural bricks.

There was a lengthy discussion around the proposed awning colors as there are a number of colors being proposed. Many commissioners had concerns with the proposed orange awning with the look of the rest of the center, due to the multiple colors being a big distraction, possible signage on the awnings and having a stream-lined look fits the Village's character.

Commissioner Wussow stated the guidelines say to use one muted neutral color of awning throughout the center with the branding being in the signage. The development team stated these awnings would be used for individual identification, visual interest and downplaying the long expanse of the building. A suggestion was made by the petitioner that the tenants on the two ends could use different color awnings.

Chairman Burdett asked about the landscaping along Roosevelt Road to which Mr. Pastrana stated they will use different species of trees instead of just one kind. Chairman Burdett stated there are planting recommendations in the Village's guidelines. Mr. Pastrana stated they will add a variety of trees.

Commissioner Mulvihill asked about any lighting on the building to which Mr. Fitzgerald stated the front wall fixtures have not yet been selected. Mr. Fitzgerald stated any proposed lighting would probably go on the piers. Planner Stegall stated the ARC could allow the petitioner discretion on the front elevation light fixture or review the fixture at a future meeting.

Commissioner Dickie stated this will be a handsome center and thinks the materials are appropriate. He stated the awning colors are a non-issue as long as the physical dimensions are consistent across the tenants' spaces. He stated the sign height should not be an issue. He stated he encourages the screening of the loading dock area.

Student Commissioner Burket stated this will be a great looking center. He stated he likes the use of the real brick on the front of the building and is fine with the fake brick on the back and sides of the building. He stated he is fine with the different colors for the awnings and with the center being on Roosevelt Road, you need to use colors which will stand out.

Commissioner Albrecht stated she likes the clean traditional look of the center and likes the monument sign as it reflects the building. She stated she is fine with the use of EIFS as it is well-placed. She stated she will be fine with the additional height of the sign. She stated she is fine with the awnings being the same style and dimensions and is trying to be fine with the colorful awnings.

Commissioner Draths stated she is fine with the awnings being the same style and dimensions, but she is not happy with the orange color. She stated she likes the traditional look of the building and thinks it will be a great improvement. She stated she does want to see the front elevation light fixtures, and she is fine with the sign height.

Commissioner Wussow stated she thinks this is a good design with an attractive use of materials. She stated she thinks the EIFS is fine as long as it is out of the pedestrian area. She stated the landscaping is ample, but there needs to be more variety of the tree species on Roosevelt Road. She stated she would be fine with the compromise of a branding-color awning on the end tenants only.

Commissioner Mulvihill stated she agrees with the other commissioners. She stated she is torn about the awnings as the design is now symmetrical. She stated the screen wall by the loading dock should be extended. She stated the EIFS is fine on flat areas, but she is worried about it on the raised panels and cornices.

Commissioner Wilson stated this is a great design and thinks real stucco would be better than EIFS.

Chairman Burdett stated he likes the design as it is clean and traditional. He stated he is fine with the EIFS and the sign variance. He stated the screen wall by the loading dock should be extended. He stated he does want to see the lighting fixtures and lighting plan. He stated there should be more diversity in the landscaping along Roosevelt Road. He stated the awning color should be a more subdued color and does not see an advantage to different colors on the ends.

There was more discussion around setting precedent about the different awning colors.

Commissioner Wussow made a motion to recommend approval of the Exterior Appearance for the proposed development at 285 Roosevelt Road with the following conditions:

1. The landscaping in the northern Taft Avenue right-of-way be maintained by the owner of the shopping center.
2. The property landscaping shall be modified to follow the Village guidelines regarding tree diversity. In particular, the petitioner shall work with the Village to diversify the species of trees proposed along Roosevelt Road.
3. The utilitarian elements on the building, such as man-doors, vents, downspouts and other similar items shall be painted to match the building to minimize their appearance.
4. The wall behind the loading dock shall be extended to connect with the building and completely screen the loading area.
5. The awnings shall be limited to two colors for the entire development, in particular the green and white striped and the charcoal grey, in keeping with the Village's Appearance Review Guidelines.
6. The proposed style and location of the exterior light fixture to be placed on the front elevation shall be presented to the Architectural Review Commission.

The motion was seconded by Commissioner Albrecht and carried by a vote of 6-1, with Commissioner Wilson dissenting.

4. Public Comments

None

5. Chairman's Report

Chairman Burdett stated the Streetscape/Parking Study Steering Committee met on October 16, 2012. He stated they took a Visual Preference Survey which will be available for the residents to do on-line also. He stated there was a new commissioner for the ARC.

There was a discussion around the ARC being asked to stray from the Village's guidelines, the Staff's thoughts and the possibility of the current guidelines being outdated.

6. Trustee's Report

Trustee Hartweg stated there was good discussion around the guidelines. He stated the Oberweis project was approved after a lot of discussion about the signage. He stated the electrical aggregation referendum will be on the November 6, 2012 ballot. He stated the Village Board is in the discussion stage of the tax levy.

7. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Albrecht moved, seconded by Commissioner Draths to adjourn the meeting at 9:50 p.m. The motion carried unanimously by a vote of 7-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed By: Michele Stegall, Village Planner

IV. 285 Roosevelt Road – Glen Ellyn Market

A. Staff Presentation

Commissioner Wussow moved, seconded by Commissioner Dickie, to open the public hearing.

Village Planner Michele Stegall stated that at a previous ARC meeting, the exterior appearance for the Glen Ellyn Market was reviewed and approved by a vote of 6-1 with some conditions. She added that the petitioner has returned to the ARC to further discuss two of the conditions regarding the light fixtures and awning color. Ms. Stegall also stated that the petitioner will need some sign variations in order to move forward. The sign variations are for a Fresh Market wall sign that will be mounted on the building at a height of 27-1/2 feet in lieu of the Code maximum of 25 feet and a drive-thru valet sign on the drive-thru canopy to allow 13 square feet in area in lieu of the maximum area of 4.5 square feet permitted and to allow that sign to be mounted at a height of 13 feet 9 inches in lieu of the maximum allowed height of 10 feet for an incidental sign.

B. Petitioner's Presentation.

John Gelderman of Opus Corporation, 1812 Valley Curve, St. Paul, Minnesota, Jim O'Malley of OKW Architects, 5430 W. Agatite, Chicago, Illinois, and Ryan Murphy, 468 Hill Avenue, Glen Ellyn, Illinois were present.

Mr. O'Malley stated he would like to address changes brought forward at the previous ARC meeting. He stated that one recommendation was to extend the trash enclosure behind Fresh Market all the way to the building and they were able to do so. He also stated that the material was changed from brick to the pan liner brick material painted like the rest of the building which made the rear of the building flow better. He added that with the extended material, the back side of the building would be more vulnerable to damage with storage of various items. He added that the concrete panel that would match the rear of the building is an upgrade material for durability reasons. Mr. O'Malley also stated that in keeping with a consistent theme and look across the rear, there is a detached trash enclosure behind the Tide area. He stated that was changed to the concrete panel that would be the form liner with the brick stamp painted to match the building. He also stated that downspouts will be painted and tied in to the underground storm sewer.

Mr. O'Malley stated that the height of the Fresh Market sign needed to be raised due to the height of the building. He stated that the height of the building is dictated due to the clear area required inside by Fresh Market as well as hiding and screening any additional rooftop units and equipment. He added that the high parapet does serve purposes. He stated that if the sign was lowered 2-1/2 feet, inset pieces above the awnings that create the overall architectural feel of the building would be lost. Mr. O'Malley stated that the height of the drive-thru/porte-cochere needs to be greater than the Zoning Code allows so a minimum of 10 feet just to the bottom of the canopy is required for cars to go underneath; therefore, the height of the sign would need to be at 13'9". He added that regarding the issue of readability as a car would approach, the signs need to increase over the maximum of 4.5 square feet.

Mr. O'Malley displayed a cut sheet of the proposed light fixture and stated that the canister would be larger if the up and down light can be done. He stated that the light fixtures are located at each of the piers as well as the coins and each of the brick elements along the building. He added that the fixtures are low enough wattage that light will be thrown up the building but will not project above the top of the building. He also stated that there are cut-off shields involved, and a cornice will be located across the building which will keep that light from projecting into the night sky. Mr. O'Malley added that the ones with the ups and downs would be the major corners with the coins and the downlights with sign band directly above, and he displayed areas of downlights. Mr. Gelderman commented that up and down lighting adds a lot to a building at night and asked that the ARC consider that lighting. Ms. Stegall stated that the Zoning Code prohibits up lighting. Mr. O'Malley stated that they looked at adding some poles out near the parking standards with high-mounted lights, however, those lights tend to be bright with much light spillage which would do more harm than the selected lights.

Mr. O'Malley stated that Fresh Market has forest green and white striped awnings in the center and would like to use colors at the edges for balance and to draw the eye towards the Fresh Market and smaller tenants. He stated per staff's request, the intermediate retail colors of the awnings have been changed to forest green to match the forest green stripe in Fresh Market. Mr. Gelderman added that they are looking at bookending each one with a color as requested by the tenants. Commissioner Burdett stated that the orange color appears to be a burnt orange as opposed to a neon orange, and Mr. Murphy responded that the orange color isn't quite as bright as seen with other retailers. He added that he believes the building will flow very nicely and part of the look is the awnings. Mr. Gelderman added that the chosen color is more representative of the orange Tide color than last time. Mr. O'Malley stated that the awning material will be canvas and in a muted color. He stated they will be high quality material in solid colors with no graphics. Mr. Murphy added that the awnings will break up the mass of the large expanse of the buildings. Mr. Murphy stated there are some unique characteristics to the subject site as it is a new development, it is set back from the road and the colors are being limited to the end caps.

C. Questions and Comments from the Commission.

Commissioner Wussow was concerned that voting for this project would set a precedent that has not been previously done in Glen Ellyn regarding adding various colors at a site. She also expressed a concern that this project could greatly change the character of the Roosevelt Road business district as other businesses would also want this type of project if it was approved for the petitioner. She felt that introducing multi-colored awnings could jeopardize the current Roosevelt Road level of attractiveness and was concerned with allowing various colors for small businesses is treading on dangerous ground because there are so many small businesses along Roosevelt Road. She stated this type of look would eliminate the unified appearance along Roosevelt Road.

Regarding findings for a variation, Mr. O'Malley responded to Chairman Burdett that they would like people to have a clear way to get to the porte-cochere area and if signage wording is too small, drivers will find it difficult to navigate in that area. He added that safety is therefore a major factor. Mr. O'Malley agreed with Chairman Burdette that this request is based on a hardship rationale in terms of the setbacks.

Commissioner Wussow also asked the petitioner why they should be granted a variance for up lighting when the Sign Code prohibits that type of lighting. Mr. O'Malley responded regarding the down lighting the lot lighting will be lost as one steps back to the building and away from the parking lot, however, it will help to illuminate the walkway in front of building. He also stated that the uplighting will be minimal and kept down so that it is a small throw off of the top of the fixture. He added that the lighting is more of an accent than a beacon and will be a soft glow spreading upward. He added that there should be no light spillage into the night sky. Mr. Gelderman added that uplighting would be important to enhance the visibility of the property as it is retail and is surrounded by other properties. Mr. Gelderman responded to Commissioner Mulvihill that the signs are internally lit which is traditional signage on Roosevelt Road. Chairman Burdett asked for the rationale behind uplighting the site which is contrary to Glen Ellyn zoning. Ms. Stegall responded the rationale is not wanting to shoot lighting up into the sky and added that staff feels that the lighting standards in the Zoning Code are out of date. She added that some uplighting variations have been approved by the Village in the past. Chairman Burdett asked if uplighting could be allowed with limited wattage, and Ms. Stegall replied yes. Ms. Stegall also responded to Commissioner Draths that staff feels that uplighting is accent lighting. Commissioner Wilson commented that there is uplighting on many residential homes, and Ms. Stegall responded that the zoning lighting standards do not apply to single family residential properties. Mr. O'Malley responded to Commissioner Draths that a maximum of three colors are being requested for the site. Mr. Murphy responded to Commissioner Draths that, per their lease, they have the right to approve signage, awnings and awning color and can limit the color to the end cap spaces. He verified for Commissioner Draths that the only restriction is that it would be a solid color. Mr. Gelderman stated that they control final approvals on the colors.

Commissioner Dickie asked what say the ARC would have in the future regarding this project, and Ms. Stegall responded that a future owner would be able to choose the color of the end caps. Commissioner Wussow felt that a problem is that the Village is not making the decision on what an awning color will be at this project. Ms. Stegall responded to Mr. Gelderman that the Village does not dictate particular colors for projects and that the ARC review is to be sure that the colors presented blend and that the appearance is not busy. In response to the petitioner, Ms. Stegall stated that she does not believe the Village is supportive of changing colors frequently upon the arrival of new tenants. Commissioner Wilson stated he was supportive of the chosen colors. Commissioner Draths stated she appreciated Commissioner Wussow's comments regarding precedent setting and decision making by the tenants. She added that it is the responsibility of the ARC to be sure that over the long term that the building continues to remain as originally intended. She added that she appreciates retaining just 3 colors at the site and feels the building is lovely.

Commissioner Draths moved, seconded by Commissioner Dickie, to close the public hearing. The motion carried unanimously by voice vote.

D. Public Participation.

No persons spoke in favor of or against the subject property.

E. Commission Deliberation.

Chairman Burdett asked for comments from the Commissioners regarding signage, uplighting and the awning issue.

Commissioner Mulvihill was in favor of granting the sign variation. She also felt that the uplighting worked well with the design of the building but felt that the lighting should not be too bright. She felt that the design of the building is well done and stated that awnings can be easily changed. She stated that everything should be uniform and that she liked the proposed colors.

Commissioner Dickie was supportive of the sign variation given the proportions of the building and the setback. He also was supportive of the uplighting and subtly accenting the corners of the building. He also stated that he was in favor of the awnings and stated that the size and material of the awnings are important as well as that they are a solid color.

Commissioner Wussow felt that the sign variation request was appropriate given the size of the building and the setback of the development. She felt that the regular lighting was well selected. She stated she was initially opposed to the uplighting until she learned the sign code will be updated and soft uplighting has been granted in some other cases. She stated that uplighting should end where the buildings end. Commissioner Wussow stated she is opposed to tenant selected awnings and did not feel the developer's case warrants setting a precedent of this magnitude in Glen Ellyn's business district.

Commissioner Wilson was supportive of the proposed signage, uplighting and awnings and felt that the building will be great. He added that the parking lot will have many trees which will soften the building with a natural look.

Commissioner Draths stated she agrees with the other Commissioners regarding the signs and lighting. Regarding the awnings, she reiterated that she appreciated the fact that there are fewer colors on only the end caps, that they are canvas and will not be bright or shiny. She stated she is concerned regarding the tenant making decisions regarding color.

Commissioner Thompson was supportive of the signage variances and uplighting per comments by the other Commissioners. She stated that she felt that the petitioner should be able to choose and design the awning of their choice to help people locate the site.

Commissioner Dohrer felt the building was lovely and was supportive of both the signs and the lighting. He felt that the building would be nicer if it was more uniform and was opposed to the awnings with the tenants being allowed to choose the colors.

Chairman Burdett was supportive of the signage variation because the building is set back from the road and the difference in height is minor. He also was supportive of the uplighting with perhaps a cap on the wattage. He stated that the appearance review guidelines state similarity in color in projects is appropriate, and one of the problems with Roosevelt Road is the different types of enterprises, signage and colors. He stated that the subject building could be elegant and

he did not want to see massive colors on the building. He added he would be in favor of uniform solid color awnings across the entire façade.

F. Motion.

Commissioner Thompson moved, seconded by Commissioner Dickie, to recommend approval for Vequity, LLC of variations from the Glen Ellyn Sign Code for property located at 285 Roosevelt Road and hereby made the following findings of fact: A. The requested variations comply with the purpose of the Glen Ellyn Sign Code because the proposed signs will serve the primary purpose of helping people find what they need without difficulty or confusion. Furthermore, the variations are needed in order to satisfy the purpose that the signs be considered accessory components of an overall composition of architectural elements, not as freestanding or dominant elements by themselves. B. If granted, the requested variations will not alter the essential character of the locality because the signs have been designed to be accessory components of the overall architectural design of the proposed building. C. The petitioner has demonstrated a practical difficulty in adhering to the strict regulations of the Sign Code because the proposed building architectural elements insist on variations in order to have the signs serve as accessory components and part of an overall design. A second difficulty is the distance of the building from the primary access road. This distance creates the need for sign variations in order to meet the purpose of making signage visible enough to help people find what they need without difficulty or confusion. D. The plight of the owner is due to unique circumstances because the building is located approximately 140 feet away from the primary access road.

The Commission further adopts the supplemental findings of fact in the petitioner's application packet dated November 5, 2012.

Four (4) motions were made as follows:

Motion 1

Based on the findings of fact, the Architectural Review Commission recommends that the Village Board approve the following: A. A variation from Section 4-5-12(B) of the Sign Code to allow a primary wall sign with a height of 27 feet 6 inches in lieu of the maximum height of 25 feet permitted. B. Variations from Section 4-5-5(G) of the Sign Code to allow an incidental sign height of 13 feet 9 inches in lieu of the maximum height of 10 feet permitted and an incidental sign area of 13 square feet in lieu of the maximum area of 4.5 square feet permitted.

The motion carried unanimously with eight "yes" votes

Motion 2

Commissioner Draths moved, seconded by Commissioner Dickie, to amend the previous recommendation to eliminate Conditions 4 and 6 that the wall behind the loading dock shall be extended to connect with the building and completely screen the loading area and that the proposed style and location of the exterior light fixture to be placed on the front elevation shall be presented to the Architectural Review Commission who agree with what's been presented.

The motion carried unanimously with eight "yes" votes.

Motion 3

Commissioner Mulvihill moved, seconded by Commissioner Dohrer, that Condition 5 remains as written.

The motion did not carry with three (3) "yes" votes and five (5) "no" votes as follows: Commissioners Wussow, Dohrer and Chairman Burdett voted yes; Commissioners Dickie, Draths, Mulvihill, Thompson and Wilson voted no.

Motion 4

Commissioner Draths moved, seconded by Commissioner Thompson, to amend the condition to limit the awnings to 3 colors for the entire development, in particular the green and white striped, in keeping with the Village's Appearance Review Guidelines and to also include that the end caps will have a different color awning, all of the awnings would be a solid color and the awnings would be canvas in material.

The motion carried with five (5) "yes" votes and three (3) "no" votes as follows: Commissioner Draths, Thompson, Dickie, Mulvihill and Wilson voted yes; Commissioners Dohrer, Wussow and Chairman Burdett voted no.

DRAFT
PLAN COMMISSION
SPECIAL MEETING MINUTES
NOVEMBER 15, 2012

The meeting was called to order by Vice Chairman Jay Strayer at 7:31 p.m. Plan Commissioners Todd Buckton, Erik Ford, Jeff Girling, Mary Loch, Ray Whalen and Lyn Whiston were present. Chairman Julie Fullerton and Plan Commissioners Craig Bromann, Tim Elliott and Tracy Heming-Littwin were excused. Also present were Trustee Liaison Robert Friedberg, Village Planner Michele Stegall, Daniel Schoenberg, Traffic Engineer with James J. Benes and Associates, Inc., Village Intern Matt Simpson and Recording Secretary Barbara Utterback.

Plan Commissioner Buckton moved, seconded by Plan Commissioner Girling, to approve the minutes of the September 13, 2012 Plan Commission meeting. The motion carried unanimously by voice vote.

Plan Commissioner Whiston moved, seconded by Plan Commissioner Girling, to approve the minutes of the October 11, 2012 Plan Commission meeting. The motion carried unanimously by voice vote.

Vice Chairman Strayer announced that on the agenda was a public hearing for the property at 285 Roosevelt Road.

PUBLIC HEARING – GLEN ELLYN MARKET, 285 ROOSEVELT ROAD – SPECIAL USE PERMITS AND ZONING VARIATIONS. REQUESTS FOR APPROVAL OF SPECIAL USE PERMITS AND ZONING VARIATIONS FOR A NEW APPROXIMATELY 34,200-SQUARE FOOT SHOPPING CENTER PROPOSED ON THE FORMER WEBB DODGE PROPERTY AT 285 ROOSEVELT ROAD. THE DEVELOPMENT WOULD BE ANCHORED BY THE FRESH MARKET GROCERY STORE. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF ROOSEVELT ROAD BETWEEN LAMBERT ROAD AND LORRAINE STREET IN THE C3 SERVICE COMMERCIAL ZONING DISTRICT.
(*Vequity, LLC, petitioner*)

Plan Commissioner Loch moved, seconded by Plan Commissioner Buckton, to open the public hearing. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Michele Stegall stated that a 34,000-square foot shopping center is being proposed on the former Webb Dodge property at 285 Roosevelt Road. Ms. Stegall displayed a site plan of the subject property which is on the south side of Roosevelt Road in the C3 zoning district between Lambert Road and Lorraine Street. She added that the majority of the subject site is located within the Village of Glen Ellyn, however, a portion of the site is located within the City of Wheaton, and she displayed a landscape plan that

indicated more clearly the dividing line. She also stated that the building and the front parking lot are in Glen Ellyn and the western parking lot is located in Wheaton. Ms. Stegall described the site plan and stated that there are two proposed access drives on Roosevelt Road—one is a full access drive and one is a right-in/right-out only drive. She added that a key portion of the development is the construction of Taft Avenue between Lambert Road and Lorraine Street behind the property and that there will also be one access drive on Taft Avenue.

Ms. Stegall stated that the petitioner will need various approvals from Glen Ellyn and Wheaton in order to accommodate the proposed project. She stated that zoning variations associated with the western parking lot have been granted to the petitioner with some conditions regarding landscaping and those conditions have been incorporated into the plan.

Ms. Stegall stated that the Plan Commission had a generally favorable response to this project at a pre-application meeting in January of this year.

Ms. Stegall stated that three Special Use Permits are being requested by the petitioner to allow a drive-in commercial facility on the east side of the building, to allow outdoor merchandise on the property and to allow outdoor storage on the property. She added that an outdoor merchandise area plan that will primarily be used for produce on both sides of the Fresh Market site was included in the packet information. She also stated that the outdoor storage is proposed to be located behind Shop A next to the loading area with a solid concrete wall that would extend the length of the loading and outdoor storage area. She added that as part of the exterior appearance review process with the Architectural Review commission, the wall has been extended to fully screen the area.

Ms. Stegall stated that a number of variations to the Glen Ellyn Zoning Code are being requested by the petitioner. She stated that a variation is being requested regarding a rear yard building setback of 4.2 feet in lieu of the minimum setback of 30 feet required. She also stated that variations along that south property line setback are being requested for various accessory structures and that staff is supportive of those variations. Ms. Stegall added that the property across the street to the south is Lambert Lake which is zoned Conservation Recreation and will likely not be developed in the future. Therefore, the reduced setback will have a minimal impact on adjacent properties. She also stated that landscape screening is proposed along the rear of the property that will soften the appearance of the building wall and screen some of the other features. Ms. Stegall added that some variations are being requested for lighting that include footcandle levels, spacing and shielding requirements. She displayed a photometric plan and stated that the maximum footcandle level at the property line is 3.0 and that in one location near the western access drive, the footcandle level is 3.1. She added that another location where the footcandle level exceeds the maximum allowed is on the property line that would divide the Glen Ellyn and Wheaton portion of the property. Ms. Stegall added that variations are being requested to allow the spacing of the poles to be as little as 50 feet in lieu of 130 feet required and to allow two of the poles in the front parking lot to be located where they would be susceptible to collisions. Ms. Stegall stated that another

variation related to shielding relates to the light fixtures proposed on the front building façade. She stated that the petitioner is requesting approval of a variation to allow uplighting on that portion of the site only. She added that the code requires shielding on the top and sides with only direct light downward. She stated that the Architectural Review Commission has asked that the Plan Commission be advised that the ARC has no objections to allowing subtle uplighting on the building that would highlight its architectural features, however, they suggested that the Plan Commission may want to consider a condition on the variation request to emphasize that the lighting would be subtle and would terminate at the top of the building. Ms. Stegall stated that variations are being requested for the access drives. She stated that the required separation between drives on Roosevelt Road is 185 feet and that the right-in/right-out drive on the east side of the site is approximately 90 feet from the drive to the adjacent property to the east and the western drive is approximately 55 feet from the drive on the Marathon property to the west so a variation is necessary for the curb return radiuses of those drives. Ms. Stegall stated that IDOT has reviewed the plans as they have jurisdiction over Roosevelt Road and are satisfied with the location and design of those drives. Ms. Stegall stated that variations are being requested for two loading spaces in lieu of three required, for the size of one of the loading spaces, for the retaining wall setback along the western property line and to allow 116 parking spaces on the site in lieu of 156 parking spaces required. She added that the 156 parking spaces are based on the assumption that a restaurant will be in the building and if there is not a restaurant, the requirement would be less. Ms. Stegall added that when calculating conformance with parking requirements, staff has only used the Glen Ellyn portion of the site and that there are currently 123 parking spaces on the Glen Ellyn portion. She stated that the amount of spaces was over-advertised because cross-access with adjacent properties may potentially be provided in the future and the most logical place for a cross-access in the future would be along the property line where there are currently 7 parking spaces proposed and if the cross-access was provided in the future, the Village would not want them to have to return for a variation. Ms. Stegall stated that if the 60 Wheaton parking spaces are accounted for, the site would comply with the parking requirements. She added that there are 183 spaces in total on the project site if Wheaton is included in the count. Ms. Stegal added that a variation is also being requested for the height and length of a trellis proposed in the front of the building near an outdoor seating area.

Ms. Stegall stated that staff feels the proposed use will be a great use of the property. She added that the Village Board has been working with the petitioner regarding this project and that an economic incentive agreement is proposed to be part of the development. Ms. Stegall added that some conditions of approval for this project may be considered as follows: 1. The petitioner shall make a good faith effort to establish cross access with the properties to the east and west at such time as those properties may be redeveloped. 2. The property ownership shall make their best efforts to ensure that garbage pick-up behind Shops B occurs during off-hours when the drive-thru is closed because the garbage pick-up area is behind the drive-thru. 3. That prior to the issuance of any permits, the petitioner submits written confirmation they have rights to do work on the Control'd property. Ms. Stegall added that there is some grading that will be necessary on the adjacent property in order to make this happen. 4. That materials in the outdoor

storage area behind Shops A shall not be stacked above the height of the screening wall. 5. A restaurant shall not use the drive-thru on the east end of the building unless a traffic study is submitted and the resulting impacts are deemed acceptable by staff. She added that a dry cleaner is currently shown in that space. She stated that staff has had discussions with the petitioner about a restaurant using the space, however, the current traffic study does not accommodate for that as traffic congestion and safety issues would occur. 6. A minimum of 123 parking spaces shall be maintained on the site unless the cross-access easement to the east is accommodated at which time it could be reduced to 116. 7. A condition regarding the lighting based on the ARC's discussion at last night's meeting.

Petitioner's Presentation

Present were John Gelderman, Opus Corporation, one of the co-developers of the site, 1812 Valley Curve, St. Paul, Minnesota, Ryan Murphy, Vequity, 468 Hill Avenue, Glen Ellyn, Illinois; Osvaldo Pastrana, civil engineer, Civworks Consulting, 2837 West Lyndale, Chicago, Illinois, and Michael Fitzgerald, OKW Architects, 600 W. Jackson Blvd., Chicago, Illinois.

Mr. Gelderman stated that the subject project has been a 4-year process and he appreciated the Plan Commission reviewing this project. He apologized for Fresh Market personnel who could not attend this meeting because they were out of town.

Mr. Fitzgerald of OKW Architects displayed a site plan. He stated that the proposed drive-thru portion at the eastern portion of Shops B would potentially be a dry cleaner with a valet service for drop-offs and pick-ups with overhead coverage during inclement weather. He stated that a grocer anchors the center of the site with flanking shops that are not as deep as the grocer. He added that the grocer is a one-story retail building flanked by outdoor merchandising and an outdoor seating area. The proposed trellis flanks the western side of the arcade, and Mr. Fitzgerald stated that the size and height are dictated by the desire to be able to have outdoor seating as well as to have outdoor fans to circulate air in the summer. He stated that the height of the trellis will be raised to just over 12 feet and that the building is 33 feet in height which they believe is proportionate. He stated that the shops are primarily glass so there will be much visibility into the shops. Mr. Fitzgerald added that the materials proposed for the front elevation of the building are formal classic Georgian brick and stone and the intent is to pick up on some of the heritage of the community. He added that a monument sign will be located at Roosevelt Road that identifies the name of the center and the stores. Mr. Fitzgerald described the lighting which will consist of a canister fixture along each pier on the front elevation with up and down light components so that the architectural elements of the building can be highlighted. Mr. Fitzgerald added that the architecture of the drive-thru feature is compatible with the architecture of the main building.

Mr. Pastrana, civil engineer, stated that landscaping will be provided on the north side of Taft Avenue that will soften the building wall. He stated that extensive screening will also be provided along Roosevelt Road and he added that one of the comments at the

ARC meeting was to vary the species which has been done. Regarding IDOT's concurrence with the access points, Mr. Pastrana stated that he recently received a letter from IDOT stating that they have no further comments on the access points but had a comment with regard to the water main service that will be pushed through beneath Roosevelt Road which Mr. Pastrana feels indicates they have approved the geometry of the access points.

Responses to Questions from the Plan Commission

Plan Commissioner Ford asked if the U-shaped drive-thru is part of the issue with the potential high traffic restaurant. Traffic Consultant Schoenberg responded that the stacking meets code as only 5 spaces are required and depending on the type of restaurant located at that location, there may be more stacking than is currently shown. Ms. Stegall responded to Plan Commissioner Ford that there are no safety issues with any of the setback issues. Ms. Stegall responded to Plan Commissioner Buckton that there has been no discussion regarding annexation of the parking lot into the Village of Glen Ellyn. Ms. Stegall also responded to Plan Commissioner Buckton that tax revenue from the parking lot would go to the City of Wheaton. Ms. Stegall responded to Plan Commissioner Buckton that staff has not explored the properties being located in one Village and that the property ownership would contract out regarding snow plowing, etc. She added that the property will be resubdivided so that the Glen Ellyn portion will become one lot and the Wheaton portion will become one lot for taxation purposes. Plan Commissioner Strayer asked if the Economic Incentive Agreement has been negotiated, and Ms. Stegall responded that it will be forwarded to the Village Board at the same time that the zoning goes before the Village Board for action. She also responded to Plan Commissioner Strayer that the terms of the agreement include the contribution for road improvements and sales tax sharing, and she agreed with Plan Commissioner Strayer adding that abatement of sales tax that would go to the Village and a contribution toward building Taft Avenue would be included. Plan Commissioner Buckton inquired about a good faith effort by the petitioner to establish cross access with properties to the east and west, and Ms. Stegall stated that there are not the same potential safety issues in this case as with the Oberweis project and there are currently many unknowns in this case. She added that some language would be in the ordinance that states this situation is being worked on. Ms. Stegall responded to Plan Commissioner Buckton that the Control'd property is for sale—not the business. Ms. Stegall responded to Plan Commissioner Strayer that the cuts into Roosevelt Road approved by IDOT are not significantly different than other sites along Roosevelt Road. Ms. Stegall agreed with Plan Commissioner Ford that the reason for some lightpoles not being in islands is to maximize parking.

Plan Commissioner Girling asked if the dry cleaners has committed to the project, and Mr. Gelderman responded that they are currently in negotiations and have not yet totally committed. Mr. Gelderman also responded to Plan Commissioner Girling that so far they have had inquiries from restaurants on the dry cleaners space, however, until they receive approval from the Village, they will not fully market the project which will be after the first of next year. Mr. Gelderman responded to Plan Commissioner Girling that Fresh Market has signed on to the project.

Mr. Murphy of Vequity responded to Plan Commissioner Girling that the Control'd property is currently on the market for sale or lease and that they do not have an option on the property. He added that the owners of the property would like to see the property developed. Plan Commissioner Strayer asked if grading must be done in order to reconstruct Taft Avenue and Mr. Murphy replied yes and added that an agreement is in place to do that work. Mr. Murphy replied to Plan Commissioner Buckton that only a rear portion of the property immediately adjacent to Taft Avenue would be graded. Mr. Pastrana confirmed for Plan Commissioner Buckton that the entire property would be graded down 2 feet plus whatever is necessary at the back to get Taft Avenue through. Mr. Pastrana added that the grading differential in the rear will be 8 feet. Mr. Pastrana responded to Plan Commissioner Buckton that there is sidewalk on the north side of Taft Avenue so that pedestrians would have to walk along the north side of Taft to get to the shopping center and then head into the shopping center at the access point. He added that there will be sidewalk coming from Lorraine Street, and Taft Avenue is being constructed all the way to Lorraine so there is pedestrian access on the north side of Taft on the Wheaton side. Plan Commissioner Buckton asked if cars and pedestrians would need to travel from the level of Taft Avenue up 6 feet to get into the parking lot, and Mr. Pastrana responded that the differential from Taft Avenue to the parking is 4 feet. Mr. Pastrana also responded to Plan Commissioner Buckton that staff had asked for a path that connects to the existing walking path, however, there is no path at this time. Ms. Stegall added that the Recreation Department had asked for a path but then decided against it. Mr. Pastrana verified for Plan Commissioner Buckton that on the western side of the property from Taft Avenue and Roosevelt Road, there is a width of 3 lanes of traffic going in and out. Mr. Pastrana also explained for Plan Commissioner Buckton that cars would need to drive all the way to the west to turn in and that a similar situation exists at the bottom. Mr. Schoenberg explained for Plan Commissioner Buckton that other options to enter the site include turning into Taft Avenue off of Lambert Street or doubling back from Wheaton if the entrance is missed. He confirmed for Plan Commissioner Buckton that those are the two options to enter the site from Glen Ellyn. He also confirmed for Plan Commissioner Buckton that the options available to enter the site are adequate based upon the traffic projections and the analysis of the intersections. Mr. Schoenberg confirmed for Vice Chairman Strayer that center turn traffic lights will allow cars to enter the site. Plan Commissioner Buckton asked what would happen to the double stacking if a restaurant is located on the site rather than a dry cleaner. Mr. Schoenberg stated that the double traffic lane could become a single traffic lane, however, too many details are currently unknown. He added that the loading area is a complication at the site as width is required for a truck to remove trash. Plan Commissioner Buckton commented that the site is an accident waiting to happen and that the plan is currently more confusing than at the pre-application meeting. Mr. Gelderman stated that there would not be a 2-lane valet if there was a restaurant on the site in lieu of a dry cleaner.

Mr. Gelderman responded to Plan Commissioner Buckton that there is no cart storage at the subject site because they do not want carts in the parking lot. He also responded to Vice Chairman Strayer that people can carry their own small orders out to their cars. Ms. Stegall responded to Plan Commissioner Girling that no particular amount of cart storage

is required at a store. Mr. Ryan explained that they originally had full access on the east side of the property but because the turn lane begins at the eastern edge of the property is why they had to go to one entry on the end of the project for stacking purposes. Mr. Fitzgerald responded to Plan Commission Buckton that multiple shops will be allowed on sides A and B. He also responded that there are no access doors on side A in the rear because there is a grade change at that location.

Mr. Murphy responded to Vice Chairman Strayer that they had no problems with the recommended conditions from staff regarding this project. Regarding condition 6, Mr. Murphy responded to Plan Commissioner Whalen that they own a good portion of the parking lot which will be under one control and that it is in the grocery store's lease that Vequity maintains a certain amount of parking throughout the term of their lease which is why they are purchasing it. Mr. Gelderman added that there could be cross access through the parking lot if it is developed. Mr. Murphy added that they also have the right to construct a fence if parking becomes an issue. He also stated that parking would be adequate if the lot was bisected. Mr. Murphy responded to Plan Commissioner Buckton that they would be unable to have another entrance into the parking lot if the drive-thru was not there because of the grades and floodplain. Ms. Stegall responded to Plan Commissioner Whalen that utility wires are not required to be buried in this case, and Mr. Pastrana responded to Vice Chairman Strayer that the overhead lines run along Taft Avenue. Ms. Stegall also responded to Vice Chairman Strayer that utility lines on Roosevelt Road are underground.

Mr. Gelderman responded to Plan Commissioner Girling that Opus intends to sell the subject property within a few years. Mr. Gelderman responded to Vice Chairman Strayer that Opus is a full-service development and a design build, and Vequity is a profit-sharing arrangement. Mr. Murphy responded to Vice Chairman Strayer that Vequity is a developer and the subject project is somewhat larger than is typical. Mr. Gelderman responded to Vice Chairman Strayer that there are no additional investors related to the subject project.

Plan Commissioner Buckton asked if the petitioners would be amenable to the drive-thru never being a restaurant, and Mr. Gelderman replied no. He stated that he believes Tide will be in the subject site, however, added that leasing is currently difficult and changes could occur. Ms. Stegall responded to Plan Commissioner Whalen that the phrase "acceptable to Village staff" also includes consultants.

Persons in Favor of or in Opposition to the Request

No persons spoke in favor of or against the subject project.

Plan Commissioner Loch moved, seconded by Plan Commissioner Whiston, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Plan Commissioner Whalen stated he was supportive of the special use variation requests due to the configurations of the site. He added that the depth of many sites on Roosevelt Road have always been an issue with respect to development. He added that he feels the trellis enhances the development and outdoor seating and had no problem with any of the variations. He also stated that he would like to see the property maintain 149 parking spaces. He also would not like cart storage to be permitted in the parking lot. Plan Commissioner Girling felt that cart storage should be permitted in the parking lot in the event another grocery store occupies this site in the future and needs to have carts allowed in the lot. Plan Commissioner Girling also agreed with Plan Commissioner Whalen regarding maintaining 149 parking spaces in the lot in the event the property would be sold in the future. Plan Commissioner Ford questioned the Village's ability to insert a condition regarding the 149 parking spaces as some parking spaces are owned by Wheaton. Ms. Stegall responded to Plan Commissioner Ford that cart storage in a parking lot is subtracted from the available spaces. Plan Commissioner Ford suggested that the petitioners provide an easement to themselves so that future sales of the lot would include the easement.

Plan Commissioner Whiston moved, seconded by Plan Commissioner Ford, to re-open the public hearing. The motion carried unanimously by voice vote.

Mr. Murphy stated that it would be very unlikely that the owner of the subject center would ever sell any portion of it that might impact the leasability of the shopping center. He responded to Plan Commissioner Buckton that he believes they would grant an easement to themselves. Mr. Gelderman added that it may be easier to state that they need a certain number of parking spaces rather than burden it with an easement. Mr. Murphy added that they would be comfortable with granting an easement but would like to reduce the parking count from the number that is there today for future use. Plan Commissioner Whalen asked if locating cart corrals in the parking lot would change the internal traffic flow, and Mr. Schoenberg replied that cart corrals do not typically affect the general circulation within a parking lot.

Plan Commissioner Loch moved, seconded by Plan Commissioner Ford, to close the re-opened public hearing. The motion carried unanimously by voice vote.

Plan Commissioner Whalen responded to Vice Chairman Strayer that he would propose that the subject property maintain 149 or 147 parking spaces. Vice Chairman Strayer suggested, and everyone agreed, to add that an easement be put in place for access to the Wheaton portion.

Plan Commissioner Whiston was in favor of the subject project with no objections other than locking in enough parking spaces.

Plan Commissioner Ford was in favor of the subject project.

Plan Commissioner Loch was in favor of the subject project and thanked both the development team and staff for their hard work.

Vice Chairman Strayer was in favor of the subject project with Plan Commissioner Whalen's changed condition and that all six conditions are included in the motion. He also complimented those that put this project together and felt that the traffic study was well done and comprehensive.

Plan Commissioner Girling was in favor of the subject project and stated that the uniqueness of the site justifies the variations being requested.

Plan Commissioner Buckton generally concurred with the other Plan Commissioners. He stated he felt that the project will be an improvement in the Village. However, he stated he would not vote for the Special Use Permit for the drive-thru because he did not feel it was safe per the traffic consultant.

Motion

Plan Commissioner Loch moved, seconded by Plan Commissioner Whalen, to recommend approval of the following Special Use Permits and Zoning Variations for Vequity, LLC to accommodate the development of an approximately 4,200 square foot shopping center at 285 Roosevelt Road as presented at the November 15, 2012 Plan Commission meeting:

A. Special Use Permit in accordance with Section 10-4-15(B)9 of the Zoning Code to allow a drive-in commercial facility (i.e. drive-thru) on the property. B. A Special Use Permit in accordance with Section 10-4-15(B)14 of the Zoning Code to allow outdoor merchandise on the property. C. A Special Use Permit in accordance with Section 10-4-15(B)14 of the Zoning Code to allow outdoor storage on the property.

And the following Variations from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-15(D)2 to allow a rear yard building setback of 4.2 feet in lieu of the minimum setback of 30 feet required. 2. Variations from Section 10-5-13(M) to allow foot-candle levels in excess of 3.0 along the western property line and in one location along the northern property line, to allow the proposed parking lot light poles to be located as close as 50 feet apart in lieu of the minimum spacing of 130 feet required, to allow the proposed light poles to be placed in locations where they may be susceptible to collision strikes and to allow up-lighting on the building. 3. Variations from Section 10-5-5(B)4(3) to allow a trellis with a length of 30 feet, an area of 300 square feet and a height of 12 feet 2 inches in lieu of the maximum length of 20 feet, area of 250 square feet and height of 20 feet permitted. 4. A variation from Section 10-5-5(B)4(21) to allow transformers and a proposed trash compactor to be located 5 feet from the southern/rear property line in lieu of the minimum setback of 42.6 feet (10% of the lot width) permitted). 5. A variation from Section 10-5-4(A)4 to allow a setback of 1 foot from the southern/rear property line for a proposed grease container in lieu of the

minimum setback of 21.3 feet (5% of the lot width) required. 6. A variation from Section 10-5-11(J) to allow a separation of 90.5 feet between the proposed eastern access drive on Roosevelt Road and the access drive on the adjacent property to the east and a separation of 55.2 feet between the proposed western access drive on Roosevelt Road and the access drive on the adjacent property to the west in lieu of the minimum separation of 185 feet required. 7. A variation from Section 10-5-11(E)2 to allow a curb return radius of as little as 15 feet in lieu of the minimum curb return radius of 25 feet required. 8. A variation from Section 10-5-9(B) to allow 2 loading spaces on the property in lieu of the minimum number of 3 loading spaces required and to allow one of the loading spaces to have a length of 35 feet in lieu of the minimum length of 50 feet required. 9. A variation from Section 10-5-5(C) to allow impervious surface setbacks of between 0 and 12.5 feet along the north, south, east and west property lines in lieu of the minimum impervious surface setback of 21.3 feet (5% of the lot width) required. 10. A variation from Section 10-5-5(B)4(37) to allow a retaining wall setback of 0 feet along the western property line in lieu of the minimum setback of 21.3 feet (5% of the lot width) required and a retaining wall setback of 8.7 feet along the southern property line in lieu of the minimum setback of 42.6 feet (10% of the lot width) required. 11. A variation from Section 10-4-15(G) to allow 116 parking spaces on the property in lieu of the minimum number of 156 parking spaces required.

Subject to the following conditions:

1. The project I constructed in substantial conformance with the plans as submitted and the testimony presented at the November 15, 2012 public hearing of the plan Commission.
2. The petitioner shall make a good faith effort to establish cross access with the properties to the east and west at such time as those properties may be redeveloped.
3. The property ownership shall make their best efforts to ensure that garbage pick-up behind Shops B occurs during off-hours when the drive-thru is closed.
4. Prior to the issuance of any permits, the petitioner shall submit written confirmation from the owner of the Control'd property to the east that they have permission to enter this property and make the improvements shown on the plans.
5. Materials in the outdoor storage area behind Shops A shall not be stacked above the height of the screening wall.
6. A restaurant shall not use the drive-thru on the east end of the building unless a traffic study is submitted and the resulting impacts are deemed acceptable by Village staff.
7. A minimum of 123 parking spaces shall be maintained on the Glen Ellyn side of the property unless cross access is provided with the property to the east at some time in the future in which case the number of parking spaces shall not be reduced beyond 116 and an easement onto the Wheaton side of the west property line is for access to a minimum of 31 spaces for a total between the two parking areas of 147 spaces.
8. As suggested by the Architectural Review Commission meeting on September 14, 2012, that the only uplighting permitted for the project shall be for the wall mounted fixtures proposed on the front building façade and such uplighting shall be kept subtle so as to highlight the architecture of the building and terminate at or near the top of the building.

The motion carried with six (6) yes votes and one (1) no vote as follows: Plan Commissioners Loch, Whalen, Ford, Girling, Whiston and Vice Chairman Strayer voted yes; Plan Commissioner Whalen voted no.

Trustee Report

Trustee Friedberg stated that electrical aggregation was approved last week by the residents of Glen Ellyn so it will soon be sent out for bid. He also stated the Village just completed the first reading of the tax levies for the Village for the upcoming year.

Staff Report

Ms. Stegall wished everyone a Happy Thanksgiving and stated there will be a Plan Commission meeting in December. She responded to Plan Commissioner Whiston that a submission has not yet been received regarding the senior living facility at Bloomingdale and Geneva Roads.

Comment from a Plan Commissioner

Plan Commissioner Buckton stated that Plan Commissioner Loch will run for Village President at the next Village election and Plan Commissioner Elliott will run for Trustee at the next Village election. He also encouraged everyone to vote on December 1.

There being no further business before the Plan Commission, the meeting was adjourned at 9:22 p.m.

Prepared by:

Barbara Utterback, Recording Secretary

Reviewed by:

Michele Stegall, Village Planner

EXHIBIT "D"

285 ROOSEVELT ROAD FINDINGS OF FACT FOR SPECIAL USE PERMITS, ZONING VARIATIONS AND SIGN VARIATIONS

A. In regard to the requested special use permits the Village Board hereby finds that:

- 1. The proposed uses will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because a drive-thru, outdoor storage and outdoor merchandise are all permitted in the C3 district with the approval of a special use permit.**
- 2. The proposed uses will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and the proposed uses will not change the essential character of the same area because the proposed drive-thru will be designed and constructed to be harmonious with the rest of the proposed development and its construction and use will not change the essential character of the neighborhood. The outdoor storage area will be self contained within the development and will be screened from view and the outdoor merchandise areas will be contained to the east and west of the main anchor tenant entrance and similar outdoor merchandise areas have been permitted for other establishments along Roosevelt Road.**
- 3. The proposed uses will not be hazardous or disturbing to existing or future neighborhood uses because the proposed drive-thru, outdoor storage area and outdoor merchandise areas will be self contained within the development and the proposed outdoor storage area will be screened by a masonry wall.**
- 4. The proposed uses will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools because the proposed drive-thru, outdoor storage area and outdoor merchandise areas will be self contained within the development. Drainage and refuse disposal will be provided privately by the developer, and the property will be adequately and easily served by the essential public facilities and services due to the property's proximity to Taft Avenue and Roosevelt Road.**
- 5. The proposed uses will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the proposed drive-thru, outdoor storage area and outdoor merchandise areas will not create any additional requirements for public facilities and services at public cost and the proposed drive-thru and outdoor merchandise areas should have a positive impact on the economic welfare of the Village.**

6. The proposed uses will not involve uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors because the drive-thru facility, outdoor storage area and outdoor merchandise areas will not involve the use of any materials, processes or equipment that would be detrimental to the general welfare. There will be no excessive production of traffic from the drive-thru and the outdoor storage area will be for cardboard storage only.
 7. The proposed uses will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the drive-thru facility, outdoor storage area and outdoor merchandise areas will be completely contained within the private development and will not create an undue interference with traffic on surrounding public streets or roads. The outdoor storage area will be readily accessible to trucks and the drive-thru has been designed to provide access for garbage trucks that will need to pass through this area.
 8. The proposed uses will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the project is being constructed in accordance with the DuPage County Stormwater and Floodplain Ordinance and the proposed drive-thru, outdoor storage and outdoor merchandise areas will not increase the potential for flood damage to adjacent properties, or require any additional public expense for flood protection rescue or relief.
 9. The proposed uses will not result in the destruction, loss or damage to natural, scenic or historic features of major importance to the community because there is no natural, scenic or historic feature of major importance to the community on the property.
- B. In regard to requested zoning variations, the Village Board makes the following findings of fact:
1. The requested variations will not alter the essential character of the locality because similar variations have been granted for other properties in the same zoning district. In addition, the property south of the site is currently used for recreational and open space purposes, is zoned CR Conservation Recreation zoning district and is not likely to be further developed in the future. Therefore, the requested building, accessory structure and impervious setbacks along the rear property line should not have minimal impact on adjacent properties and should not alter the essential character of the locality.
 2. The petitioner has demonstrated a practical difficulty and particular hardship as a result of adhering to the strict letter of the regulations of the Zoning Code because due to the depth and size of the property the project would not be feasible without many of the requested variations. Furthermore, the regulations for a number of the requested accessory structure variations including the trellis and retaining wall were not established with commercial projects in mind.

3. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because due to the depth of the property it would not be possible to obtain a reasonable return if the requested variations were not approved. It would be difficult to construct the required building square footage and required parking spaces if strict adherence to the Zoning Code was followed.
 4. The plight of the owner is due to unique circumstances because the project site extends over a municipal boundary and the property directly south of the site is zoned CR Conservation Recreation zoning district.
 5. The purpose of the variations are not based exclusively upon a desire to make more money out of the property in question because the purpose of the variations is to create the best possible redevelopment of this vacant piece of property and make a reasonable return. The requested variations will result in a better development not just one that would return more money to the applicant.
 6. Granting of the variations will not pose any detrimental effects to the public welfare or be injurious to other property in the neighborhood. The improvements will have a positive impact on the neighborhood in that they will remove a vacant property and re-establish a connection between Wheaton and Glen Ellyn by way of Taft Avenue.
 7. The requested variations will not have any adverse effects on the supply of light and air to adjacent properties.
 8. The requested variations will not cause a substantial increase in the hazard from fire or other dangers to the property in question or adjacent property.
 9. The requested variations will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.
 10. The requested variations will not diminish or impair property values. The development will actually have a positive impact on property values in that it will remove a blighted vacant property and replace it with a new development and a public road connection between Wheaton and Glen Ellyn.
- C. In regard to the requested sign variations, the Village Board hereby makes the following findings of fact:
1. The requested variations comply with the purpose of the Glen Ellyn Sign Code because the proposed signs will serve the primary purpose of helping people find what they need without difficulty or confusion. Furthermore, the variations are needed in order to satisfy the purpose that the signs be considered accessory components of an overall composition of architectural elements, not as freestanding or dominant elements by themselves.

2. If granted, the requested variations, will not alter the essential character of the locality because the signs have been designed to be accessory components of the overall architectural design of the proposed building.
3. The petitioner has demonstrated a practical difficulty in adhering to the strict regulations of the Sign Code because the proposed building architectural elements insist on variations in order to have the signs serve as accessory components and part of an overall design. A second difficulty is the distance of the building from the primary access road. This distance creates the need for sign variations in order to meet the purpose of making signage visible enough to help people find what they need without difficulty or confusion; and
4. The plight of the owner is due to unique circumstances because the building is located approximately 140 feet away from the primary access road.

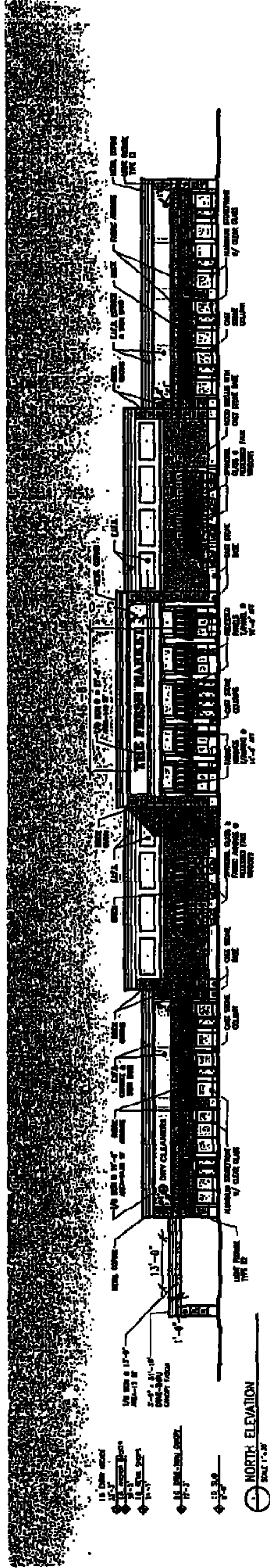
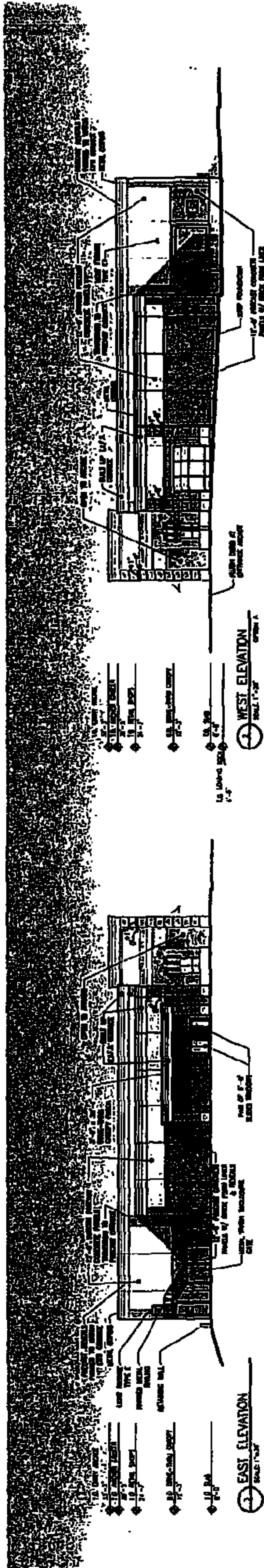
X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 285\Roosevelt285, Fresh Market\Findings.doc

SOUTH ELEVATION

Scale 1/8" = 1'-0"

Annotations include:

- EXISTING WALL
- NEW WALL
- NEW ROOF
- NEW FLOOR
- NEW CEILING
- NEW DOOR
- NEW WINDOW
- NEW PORCH
- NEW STAIRS
- NEW BALCONY
- NEW TERRACE
- NEW DRIVEWAY
- NEW GARAGE
- NEW BARN
- NEW SHED
- NEW OUTBUILDINGS



26 18 55-2

GLEN ELLYN, IL

vequity

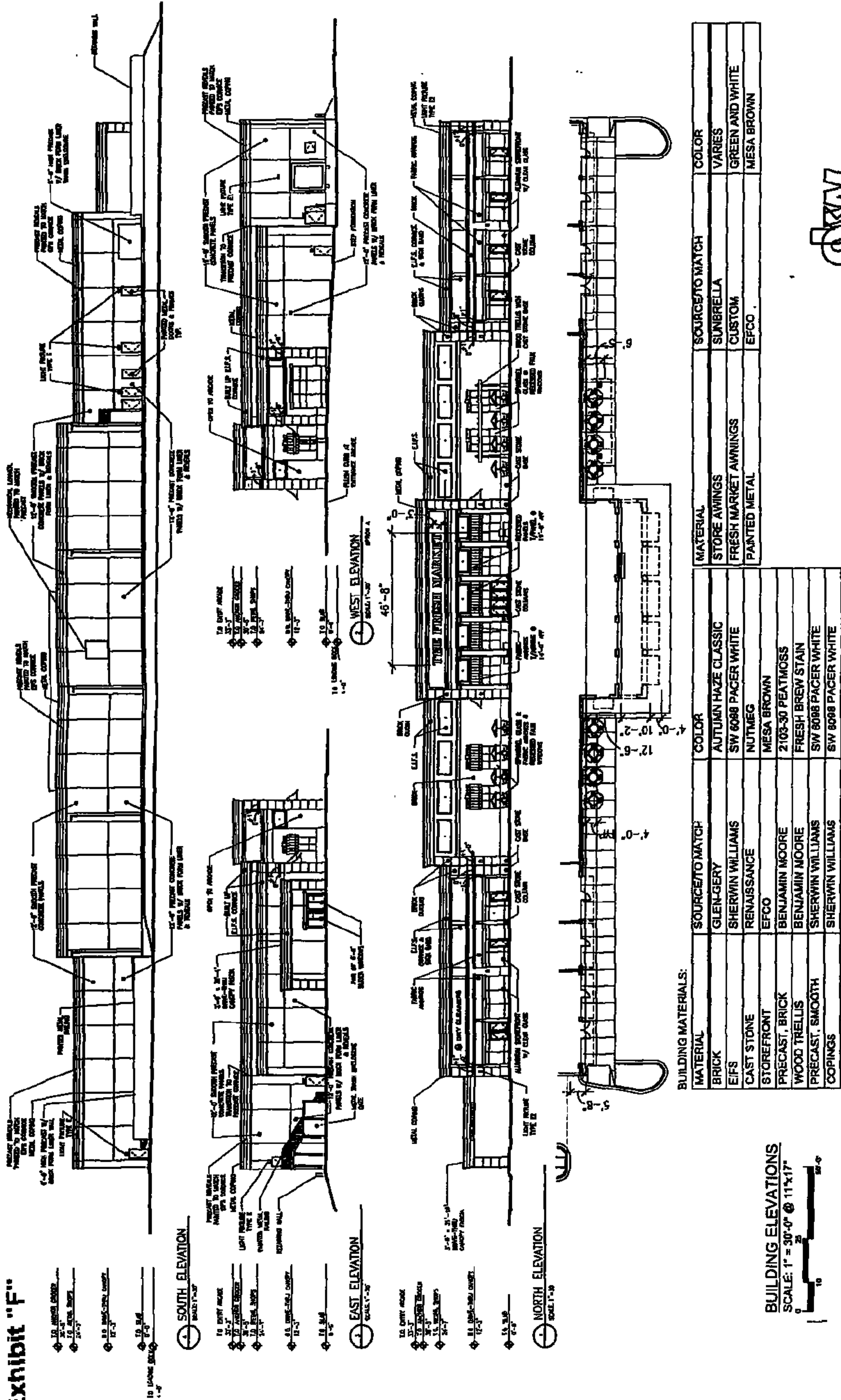
Wolfpack
Land Development Services

CivWorks
Consulting, LLC



- OKW Archiv

DATE: OCTOBER 31, 2012 PROJECT NUMBER: 12004

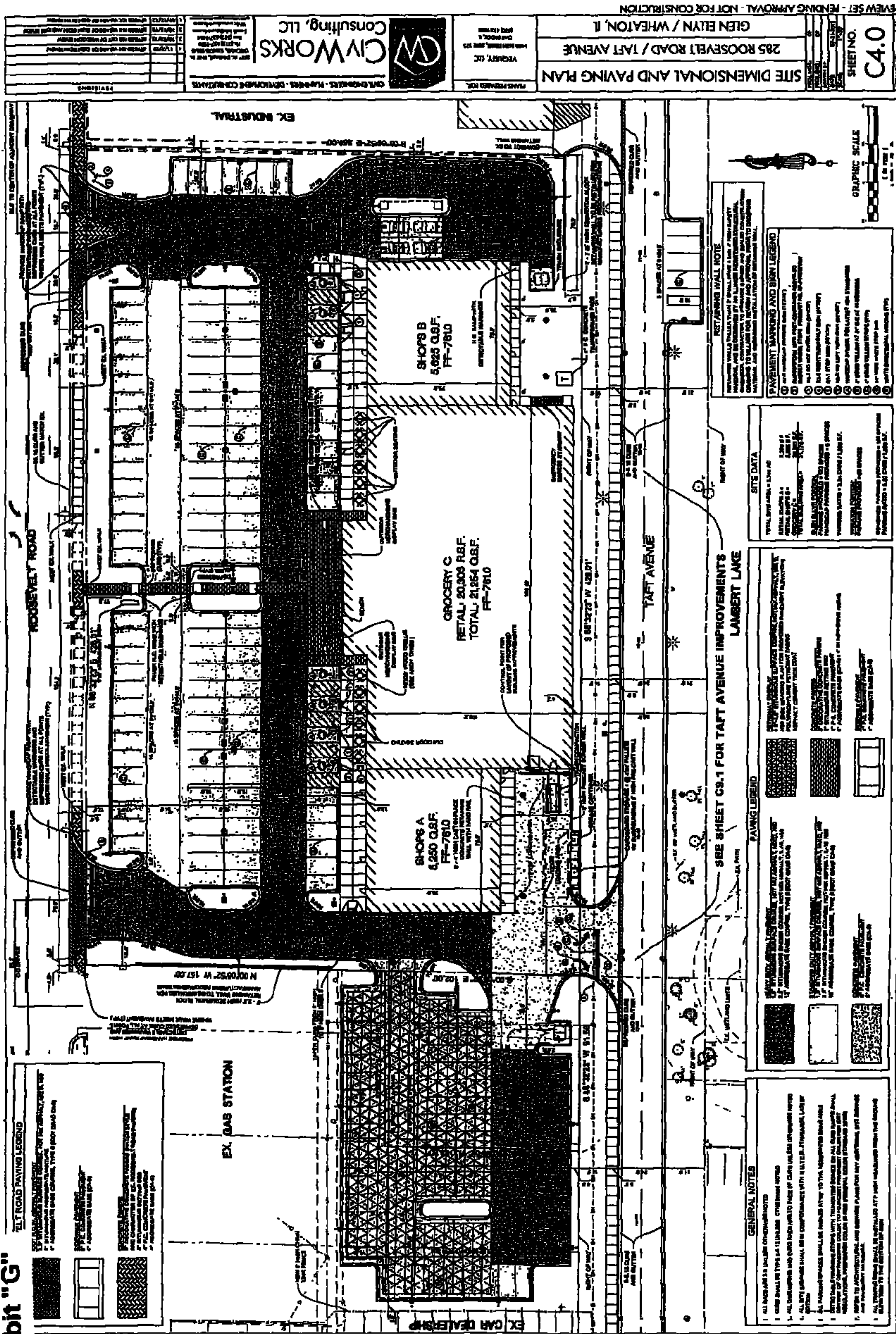


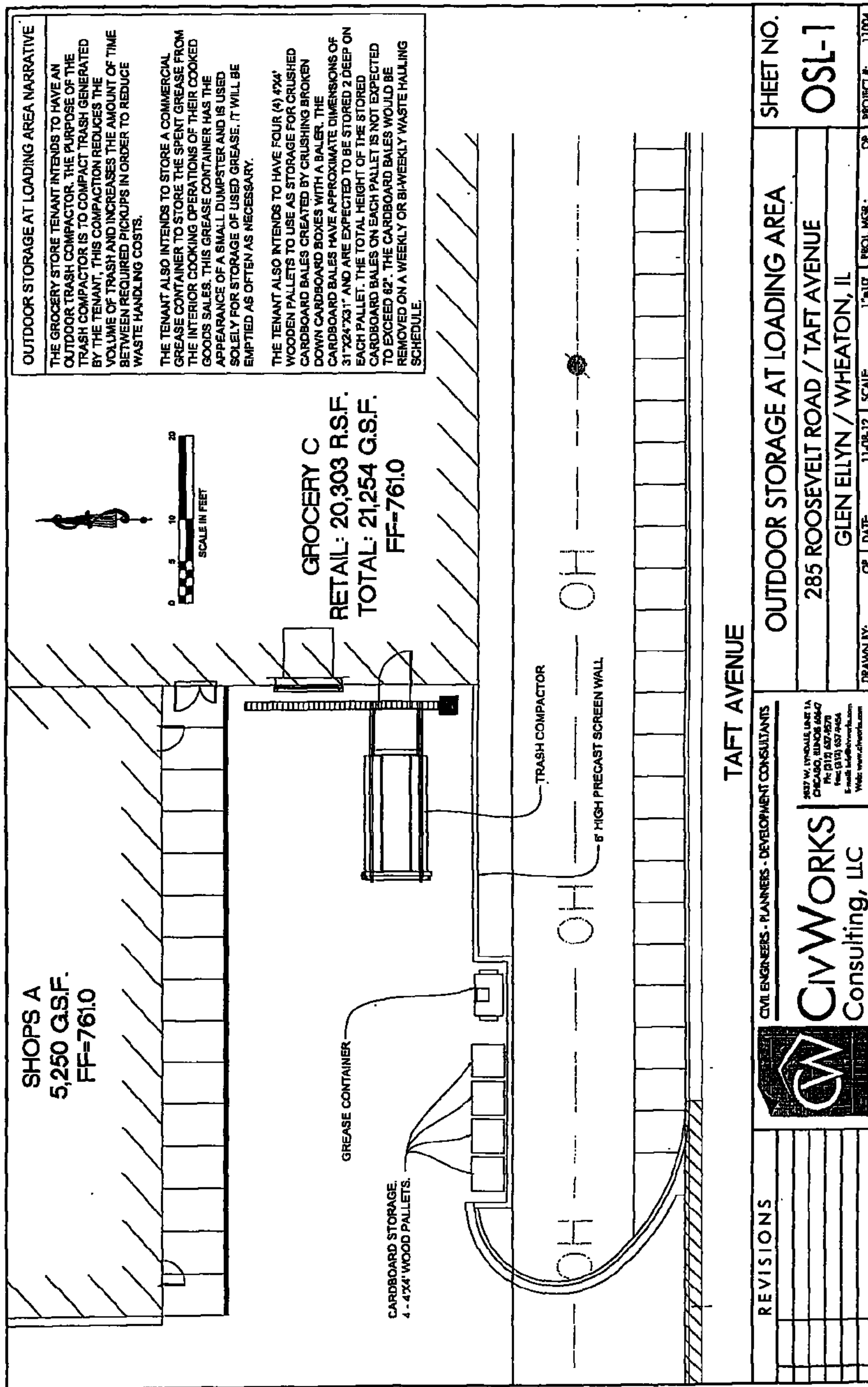
OKW Architects

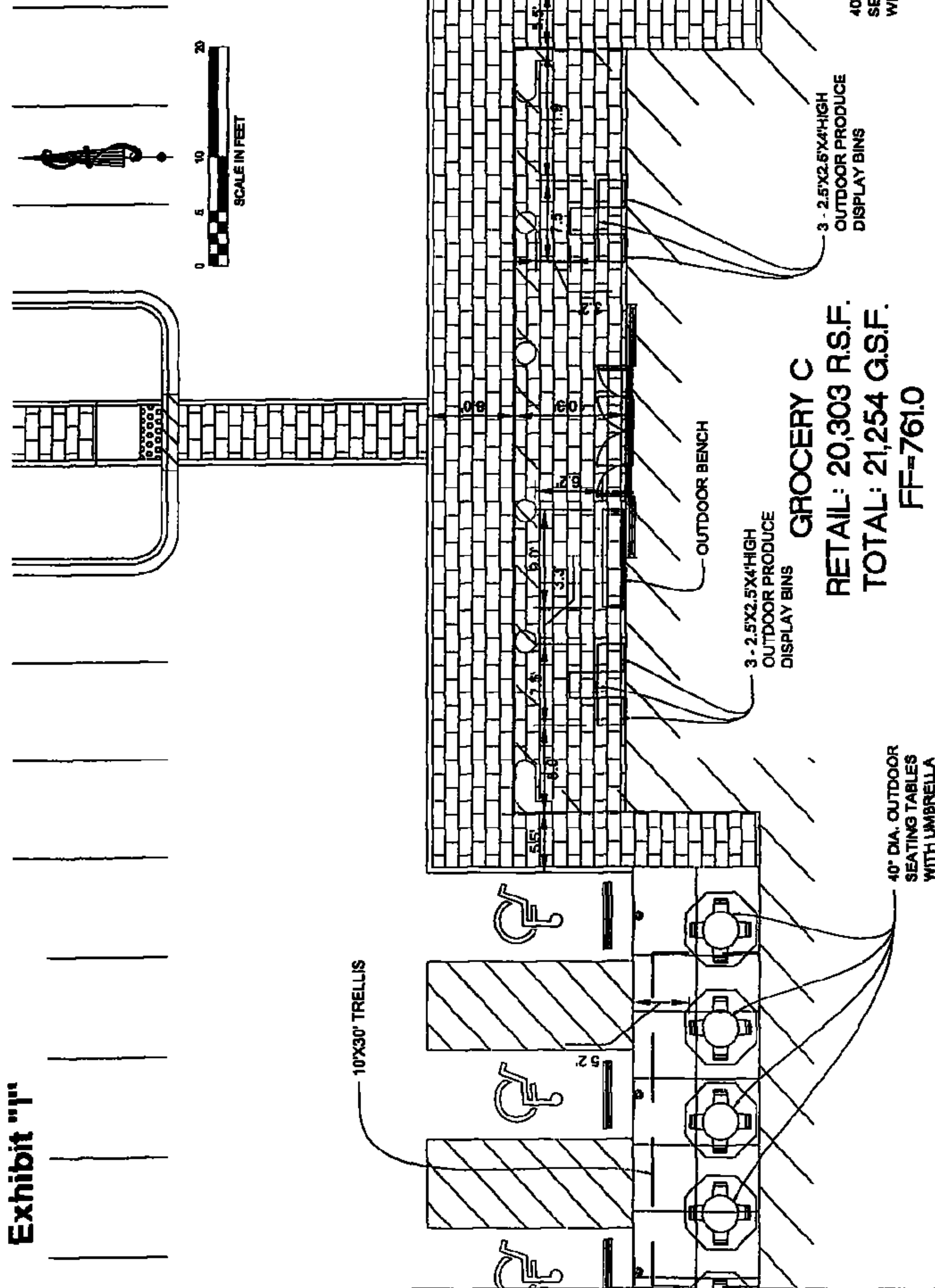
DATE: OCTOBER 31, 2012 PROJECT NUMBER: 1204

BUILDING ELEVATIONS
SCALE: 1" = 30'-0" @ 11"x17"

RETAIL DEVELOPMENT
GLEN ELLYN, IL







OUTDOOR STORAGE AND MERCHANDISE NARRATIVE

THE GROCERY STORE TENANT INTENDS TO INCORPORATE OUTDOOR PRODUCE STORAGE/DISPLAY BINS IN ORDER TO DISPLAY SEASONAL FRUITS AND VEGETABLES AS CUSTOMERS WALK INTO THE STORE. EXAMPLES WOULD INCLUDE, WATERMELONS, CANTALOUPES, APPLES, CABBAGE, PUMPKINS, CORN, ETC. DEPENDING ON THE TIME OF THE YEAR. THESE DISPLAYS OF OUTDOOR PRODUCE WOULD BE SIMILAR IN NATURE TO OUTDOOR DISPLAYS FOUND AT OTHER GROCERY STORES IN THE AREA. THE DISPLAY BINS ARE MOVABLE AND COULD BE REMOVED WHEN NOT IN USE OR NOT REQUIRED FOR MERCHANDISING EFFORTS. THE BINS WILL BE BELOW THE PROPOSED ARCADE EXTENSION WHICH PROVIDES MANY OPENINGS AND PATHS OF TRAVEL FOR PATRONS TO SAFELY AND ADEQUATELY MANEUVER AROUND THE DISPLAY CASES AND OTHER PATRONS.

THE PROPOSED OUTDOOR BENCH IS INTENDED FOR DECORATIVE PURPOSES AND ALSO FOR PATRON USE. SHOULD THEY WISH TO USE IT. SIMILARLY THE OUTDOOR SEATING IS PROVIDED FOR PATRON USE SHOULD THEY WISH TO ENJOY THEIR LUNCH PURCHASES PRIOR TO LEAVING THE COMMERCIAL CENTER.

GROCERY C
RETAIL: 20,303 R.S.F.
TOTAL: 21,254 G.S.F.
FF=761.0

REVISIONS

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS



2837 W. LYNDALE, UNIT 1A
CHICAGO, ILLINOIS 60647
Ph: (312) 637-9570
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Web: www.civworks.com

CivWorks
Consulting, LLC

OUTDOOR STORAGE AND MERCHANDISING

285 ROOSEVELT ROAD / TAFT AVENUE

GLEN ELLYN / WHEATON, IL

SHEET NO.

OSM-1

DRAWN BY: OF DATE: 10-12-12 SCALE: 1"=10' PROJ. MGR.: OF PROJECT #: 11004



CERTIFICATION

I, Patricia A. Underhill, duly appointed Acting Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. 6090, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the REGULAR Meeting of said Board held on the 26th day of NOVEMBER, 2012, and that the same was signed and approved by the President of said Village on the 26th day of NOVEMBER, 2012.

I do further certify that the original is entrusted to me as Acting Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 5th day of DECEMBER, 2012.

Patricia A. Underhill
Acting Village Clerk

CORPORATE SEAL

(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO ORDINANCE 6090 IN ORDER TO ALLOW FAÇADE CHANGES TO A PREVIOUSLY APPROVED EXTERIOR APPERANCE OF THE PRINCIPAL UNIT ASSOCIATED WITH A PROPOSED MEDICAL OFFICE USE LOCATED IN THE C3 ZONING DISTRICT.

After conducting a public hearing and deliberating on the requests of the petitioner, Angel Files on behalf of Northwestern Medicine for approval of an amendment to Ordinance 6090 in order to allow façade changes to a previously approved exterior appearance of the principal unit associated with a proposed medical office use located in the C3 zoning district, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on May 23, 2024, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. A building permit shall be required for the exterior alterations.

Motion by: _____ Seconded by: _____

**(DRAFT) MOTION TO RECOMMEND DENIAL OF AN AMENDMENT TO
ORDINANCE 6090 IN ORDER TO ALLOW FAÇADE CHANGES TO A PREVIOUSLY
APPROVED EXTERIOR APPERANCE OF THE PRINCIPAL UNIT ASSOCIATED
WITH A PROPOSED MEDICAL OFFICE USE LOCATED IN THE C3 ZONING
DISTRICT.**

After conducting a public hearing and deliberating on the request of the petitioner, Angel Files on behalf of Northwestern Medicine, for approval of an amendment to Ordinance 6090 in order to allow façade changes to a previously approved exterior appearance of the principal unit associated with a proposed medical office use located in the C3 zoning district, the Plan Commission hereby recommends denial based on the findings of fact:

The Plan Commission finds that:

1. The proposed use will not be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because _____.
2. The proposed project is not designed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will change the essential character of the area because _____.
3. The proposed use will be hazardous or disturbing to existing or future neighborhood uses of the property because _____.
4. The proposed use will not be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall not be able to provide adequately any such services because _____.
5. The proposed use could create excessive additional requirements at public cost for public services because _____.
6. The use will involve activities, processes, materials, equipment and/or conditions of operation that are detrimental to any persons, property or the general welfare by reason of the excessive production of traffic, noise, smoke, fumes, glare and odors because _____.
7. The project will not have vehicular approaches to the property which are so designed as not to create an undue interference with traffic on surrounding public streets or roads because _____.

8. The project will increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because _____.
9. The project will result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because _____.

Motion by: _____ Seconded by: _____