Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, October 24, 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. New Business

1) Public Hearing - 1096 Hill Avenue - Special Use Permit, Barkington Pet Hotel & Grooming

2) Public Hearing - 580 Duane Street - Parking Space Width Variation

3) Public Hearing - 880 Roosevelt Road - Sign Variations

D. Trustee Liaison's Report

E. Chairman's Report

F. Staff Report

G. Other Business

H. Adjourn

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

Meeting 10/24/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

AGENDA ITEM (ID # 2024-736)

DOC ID: 2024-736

Public Hearing - 1096 Hill Avenue - Special Use Permit, Barkington Pet Hotel & Grooming

Statement of the Issue:
Mr. Nunez, the owner of Barkington, LLC is seeking a special use permit to allow an animal daycare and kennel use in the I1 Light Industrial District in accordance with Section 10-4-19 (B) of Village Code.

Analysis:
PROJECT SUMMARY:

The applicant is submitting a request for public hearing before the Plan Commission to obtain a Special Use Permit for their business – the Barkington, LLC. With the proposed address at 1096 Hill Avenue 2B, the Barkington would provide daycare and overnight boarding services for dogs, in addition to the ancillary services of dog grooming.

The I1 Light Industrial District allows veterinarians and animal hospitals, both of which typically involve boarding services, as permitted uses. However, animal daycare and kennels are specifically called out as special uses in the I1 District.

The current use of the space is described by the property owner as a commercial warehouse. According to application materials, business operations will be conducted entirely indoors – there will be no outdoor dog run area; and scheduling will be conducted by appointment only to address any traffic concerns. The applicant has reported that any excessive noise related to the keeping of animals will be reduced and baffled by 6-inch acoustic wall panels and ceiling baffles.

SURROUNDING USES: The site is surrounded by existing single family uses, industrial uses, conservation/recreation uses and Union Pacific Railroad property

	Surrounding Land Uses	Surrounding Zoning
North	Single-family residential; Union Pacific Railroad	Unincorporated DuPage County
East	Light Industrial	I1 – Light Industrial District
South	Light Industrial; Single family residential	I1 – Light Industrial District; Unincorporated

West	Single-family residential; Union Pacific Railroad	DuPage County Unincorporated DuPage County

PUBLIC NOTICE:

Notice of the public hearing was published in the October 7, 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.

EVIDENCE AND FINDINGS:
The Zoning Code states that Plan Commission shall not recommend that a special use be granted unless it finds, based upon the evidence presented in each specific case, that 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 the Zoning Code; and

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; and

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

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; and

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; and

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; and

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; and

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

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

Budget Impact:
Not Applicable.

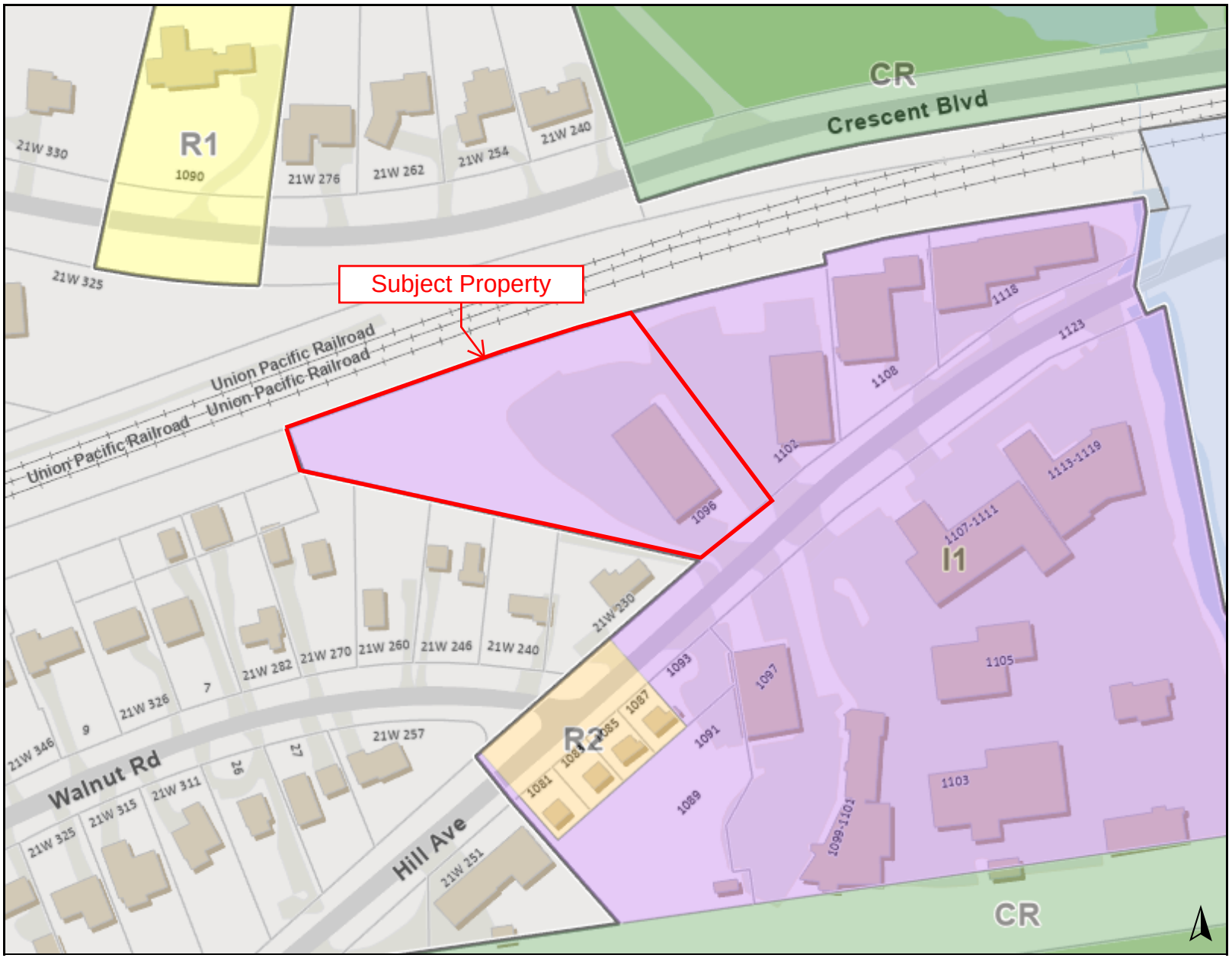
Contribution to Strategic Plan

Action Requested:
The Plan Commission is being asked to consider the petitioner's request for a Special Use Permit and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the project, the PC may wish to recommend conditions requiring that:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the October 24, 2024 Plan Commission meeting.
2. Any required building permits shall be obtained in accordance with the Village's adopted Building Code and Fire Codes.

Attachments:
1. Zoning Map
2. Aerial Map
3. Barkington SUP application
4. Barkington Floor Plan
5. Barkington Business Plan
6. Location at 1096 Hill Facility
7. Survey 1096 Hill Ave Glen Ellyn Il 60137

GISConsortium | Zoning Map - 1096 Hill Avenue



Legend

Zoning and Development

Zoning

- CR: Conservation/Recreation District
- I1: Light Industrial District
- R1: Single Family Residential District
- R2: Single Family Residential District

0 300 600 ft

Print Date: 10/15/2024

Notes

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

GISConsortium | Aerial Map - 1096 Hill Avenue

Legend

0 150 300 ft

Print Date: 10/15/2024

Notes

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

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: 8/15/2024 Application No: _____

Name of Applicant: Fernando Nunez

Address of Applicant: 9942 W. Cermak Rd. #2 Westchester IL 60154

Business Phone: _____ Fax: _____

Home Phone: _____ Mobile Phone: 312 889 4447

Email: fernando.nunez0413@gmail.com

Property Interest of Applicant: 1096 Hill Ave 2B Glen Ellyn IL

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Omer Ali

Address of Owner: 25633 Park Blvd Glen Ellyn IL 60137

Business Phone: (630) 665-3100 Fax: 630 665 3175

Home Phone: (773) 617-2391 Mobile Phone: 773.617.2391

Email: omar.ali@nwgcinet

Property Address: 1096 Hill Ave Glen Ellyn IL

Legal Description of Property:

Commercial warehouse facility

Permanent Index No. (PIN): _____ Zoning: _____

Lot Dimensions: _____ Lot Area: _____

Present Use:

Empty Warehouse

Requested Use/Construction:

Dog boarding, grooming and dayeare.

Estimated Date to Begin New Use/Construction: Sept 1st 2024

Affidavit Affirming No Conflict of Interest

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

1. My name is Fernando Nunez, and I hold the position of Owner for Barkington LLC ("***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: Fernando Nunez

Title: Tenant / owner

Applicant's Name: Fernando Nunez

Subscribed and sworn to me this

14th day of August, 2024

Ashley Rose Siefert

Notary Public

ASHLEY ROSE SIEFERT
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 9, 2027

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:

All clients will operate by appointment only. This will reduce traffic and clients in the building.

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 are no additional requirements from the public facilities needed to operate.

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:

Excesive noise from barking will be reduced and baffeled with 6" acoustic wall panels and ceiling baffels

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:

Appointment based clients will spread out traffic throughout the day.

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

we will only be using water for restroom facilities and to clean floors.

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

We embrace the holistic culture. All products used are all natural. Any changes or build will be indoors.

AFFIDAVIT OF AUTHORIZATION

I, Omar Ali owner of the property described as

Commercial warehouse facility

verify that Formenta Nurse, Barkington LLC 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.

OWNER SIGNATURE

Subscribed and sworn to before me this 14th day of August, 2024

Notary Public

ASHLEY ROSE SIEFERT
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 9, 2027

OWNERSHIP BY A CORPORATION

Date: 8/14/24

Address: 1096 - 1102 Hill LLC 1102 Hill Glen Ellyn IL

Legal Description:

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

Name: Omar Ali Address: 25633 Park Glen Ellyn IL % 100

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

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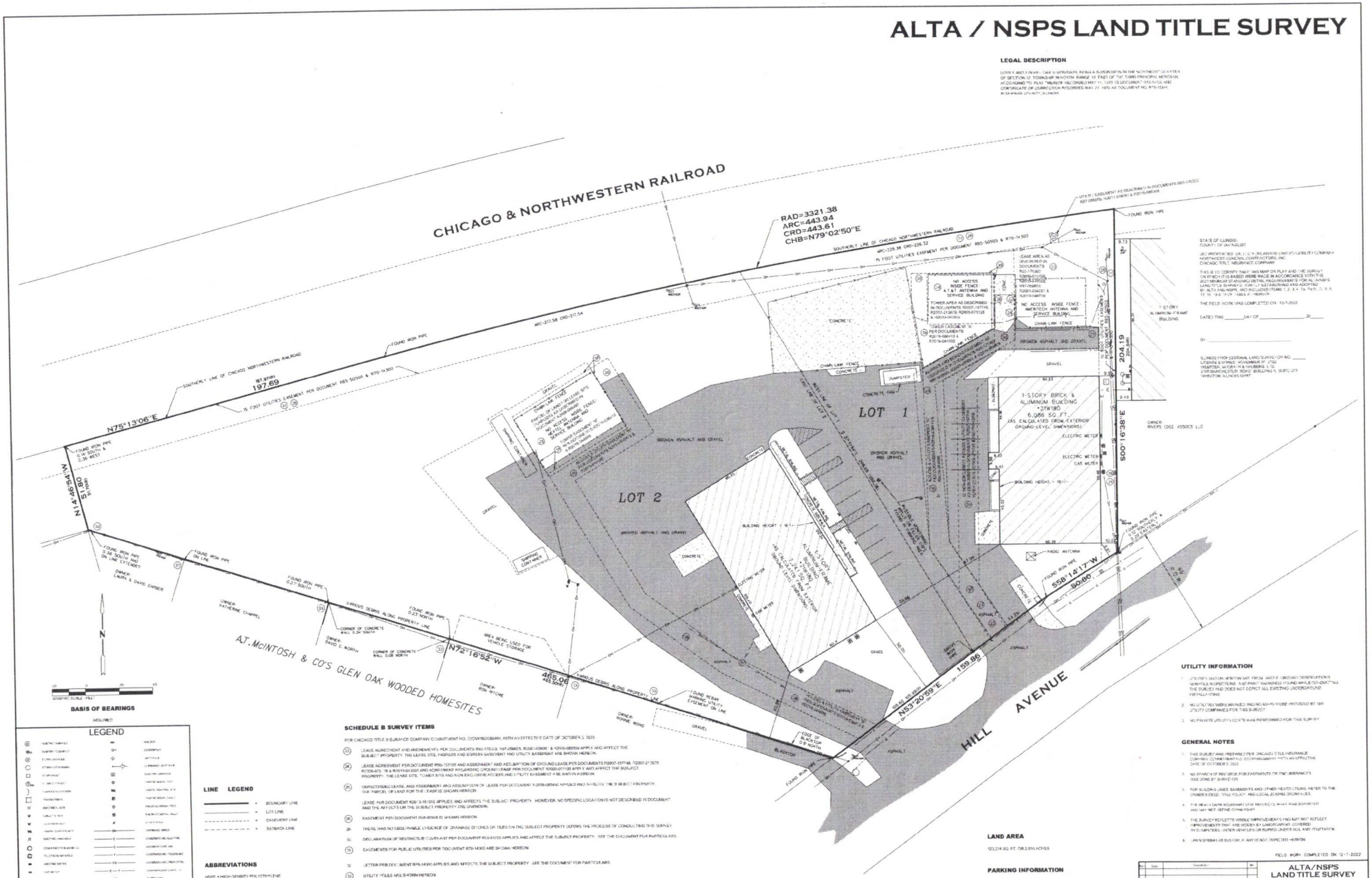
ALTA / NSPS LAND TITLE SURVEY



BASIS OF BEARINGS

ASSUMED

LEGEND

⊙	NORTHING MARKED	MB	MAILBOX
⊙	SURVEY CLIMAX	⊙	DOWNSPOUT
⊙	STORM MANHOLE	⊙	ANTENNA
⊙	SANITARY MANHOLE	⊙	ELECTRIC METER BOX
□	ELECTRIC MANHOLE	⊙	ELECTRIC METER
⊙	TELEPHONE MANHOLE	⊙	GAS METER
⊙	UNKNOWN MANHOLE	⊙	WATER CURB VALVE
⊙	TRANSFORMER	⊙	WATER CURB STOP
⊙	ELECTRICAL BOX	⊙	WATER SERVICE VALVE
⊙	TELEPHONE BOX	⊙	WATER SERVICE STOP
⊙	CABLE TV BOX	⊙	UNDERGROUND WATER
⊙	ELECTRIC METER	⊙	UNDERGROUND ELECTRIC
⊙	GAS METER	⊙	UNDERGROUND TELEPHONE
⊙	WATER VALVE	⊙	UNDERGROUND CABLE TV
⊙	WATER SHUT-OFF VALVE	⊙	OVERHEAD WIRES
⊙	GAS VALVE	⊙	UNDERGROUND ELECTRIC
⊙	SIGN	⊙	UNDERGROUND TELEPHONE
⊙	TELEPHONE PEDESTAL	⊙	UNDERGROUND CABLE TV
⊙	ELECTRIC PEDESTAL	⊙	UNDERGROUND FIBER OPTIC
⊙	FIBER OPTIC MANHOLE	⊙	UNDERGROUND GAS LINE
⊙	GAS VALVE	⊙	WATER MAIN
⊙	BOLLARD	⊙	SANITARY SEWER
⊙	WATER VALVE	⊙	STORM SEWER
⊙	WATER SHUT-OFF VALVE	⊙	TREE LINE
⊙	WELL	⊙	FENCE LINE
⊙	POST MOUNTED SIGN	⊙	CONCRETE LINE
⊙	MAILBOX	⊙	RAIL ROAD
⊙	UNKNOWN MANHOLE	⊙	CHAIN LINK FENCE
⊙	WATER METER	⊙	WOOD FENCE
⊙	GUARD POST	⊙	WROUGHT IRON FENCE
⊙	SIGN	⊙	CROWN OF PAVEMENT
⊙	FLAG POLE	⊙	EDGE OF CONCRETE
⊙	GARAGE DOOR	⊙	ASPHALT EDGE
		⊙	BUILDING LINE

LINE LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHD = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
STCB = STORM CATCH BASIN
CONC = CONCRETE
XXX.XX' = MEASURED DIMENSION
(XXX.XX') = RECORD DIMENSION

SCHEDULE B SURVEY ITEMS

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 22CNW8008BAM, WITH AN EFFECTIVE DATE OF OCTOBER 3, 2022

(23) LEASE AGREEMENT AND AMENDMENTS PER DOCUMENTS R93-170103, 97-058605, R2001-059606 & R2010-080559 ARE AND AFFECT THE SUBJECT PROPERTY. THIS LEASE SITE, INGRESS AND EGRESS EASEMENT AND UTILITY EASEMENT ARE SHOWN HEREON.

(24) LEASE AGREEMENT PER DOCUMENT R96-153105 AND ASSIGNMENT AND ASSUMPTION OF GROUND LEASE PER DOCUMENTS R2007-197748, R2007-213579 R2009-825, 76 & R2015-041002 AND AGREEMENT REGARDING GROUND LEASE PER DOCUMENT R2020-071126 APPLY AND AFFECT THE SUBJECT PROPERTY. THE LEASE SITE, TOWER SITE AND NON EXCLUSIVE ACCESS AND UTILITY EASEMENT ARE SHOWN HEREON.

(25) UNRECORDED LEASE, AND ASSIGNMENT AND ASSUMPTION OF LEASE PER DOCUMENT R2009-085840 APPLIES AND AFFECTS THE SUBJECT PROPERTY.

LEASE PER DOCUMENT R2013-151052 APPLIES AND AFFECTS THE SUBJECT PROPERTY. HOWEVER, NO SPECIFIC LOCATION IS NOT DESCRIBED IN DOCUMENT AND THE AFFECTS ON THE SUBJECT PROPERTY CAN'T BE DIVINED.

(26) EASEMENT PER DOCUMENT R65-50505 IS SHOWN HEREON.

29 THERE WAS NO OBSERVABLE EVIDENCE OF DRAINAGE DITCHES OR TILES ON THE SUBJECT PROPERTY DURING THE PROCESS OF CONDUCTING THE SURVEY.

30 DECLARATION OF RESTRICTIVE COVENANT PER DOCUMENT R93-91225 APPLIES AND AFFECT THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

(31) EASEMENTS FOR PUBLIC UTILITIES PER DOCUMENT R70-14300 ARE SHOWN HEREON

32 LETTER PER DOCUMENT R70-14300 APPLIES AND AFFECTS THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

(33) UTILITY POLES ARE SHOWN HEREON

34 ANNEXATION AGREEMENT PER DOCUMENT R2013-149032 APPLIES AND AFFECTS THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

35 BOUNDARY LINE AGREEMENT WITH THE VILLAGE OF GLEN ELLYN PER DOCUMENT R2012-092712 APPLIES AND AFFECTS THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

36 ANNEXATION AGREEMENT RECORDED NOVEMBER 16, 2018 AS DOCUMENT R2018-107039 APPLIES AND AFFECTS THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

37 TERMS AND CONDITIONS OF ORDINANCE NO. 5632 RECORDED NOVEMBER 16, 2018 AS DOCUMENT R2018-107039 APPLIES AND AFFECTS THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

(38) ASSIGNMENT OF EASEMENTS AND ASSIGNMENT OF LEASE AGREEMENT PER DOCUMENTS R2019-084113 & R2019-041555 APPLY AND AFFECT THE SUBJECT PROPERTY. SEE THE DOCUMENTS FOR PARTICULARS. THE ACCESS & UTILITY EASEMENTS "A" & "B" AND THE TOWER EASEMENTS "A" & "B" ARE SHOWN HEREON.

TABLE A ITEMS

ITEM 10 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS DURING THE PROCESS OF CONDUCTING THIS SURVEY.

ITEM 18 NO OFF-SITE EASEMENTS ARE DISCLOSED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 22CNW8008BAM, WITH AN EFFECTIVE DATE OF OCTOBER 3, 2022 FOR THE SURVEYED PROPERTY.

ITEM 20 PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

LAND AREA

123,274 SQ. FT. OR 2.830 ACRES

PARKING INFORMATION

13 REGULAR STRIPED PARKING SPACES
9 HANDICAPPED STRIPED PARKING SPACES
1 TOTAL 5" STRIPED PARKING SPACES

FLOOD ZONE STATEMENT

PER FLOOD INSURANCE RATE MAP NUMBER 17043C0068J FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, THIS PROPERTY IS IN ZONE X, NON-FLOOD AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

UTILITY INFORMATION

1. UTILITIES SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, AND PAINT MARKINGS FOUND WHILE CONDUCTING THE SURVEY AND DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.
2. NO UTILITIES WERE MARKED AND NO MAPS WERE PROVIDED BY ANY UTILITY COMPANIES FOR THIS SURVEY.
3. NO PRIVATE UTILITY LOCATE WAS PERFORMED FOR THIS SURVEY.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 22CNW8008BAM WITH AN EFFECTIVE DATE OF OCTOBER 3, 2022.
2. NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.
3. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING RULES.
4. THE HEAVY DARK BOUNDARY LINE REFLECTS WHAT WAS SURVEYED AND MAY NOT DEFINE OWNERSHIP.
5. THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES OR BURIED UNDER SOIL AND VEGETATION.
6. LAWN SPRINKLER SYSTEM, IF ANY, IS NOT DEPICTED HEREON.

FIELD WORK COMPLETED ON 12-7-2022

STATE OF ILLINOIS:
COUNTY OF DUPAGE:

WE, PROPERTIES OF I, LLC A DELAWARE LIMITED LIABILITY COMPANY NORTHWEST GENERAL CONTRACTORS, INC CHICAGO 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 1, 2, 3, 4, 7a, 7b(1), 8, 9, 13, 16, 17, 18, & 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 12-7-2022

DATED THIS _____ DAY OF _____, 20____

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. _____
LICENSE EXPIRES: NOVEMBER 30, 2022
WEBSTER, MCGRATH & AHLBERG, LTD.
2101 BUTTERFIELD ROAD, BUILDING A, SUITE 270
WHEATON, ILLINOIS 60187

OWNER:
RIVERS EDGE ASSOCS LLC

PREPARED FOR:	MCLEAN TRUCK PARK, A SERIES OF HEAVEN COUNTY FARM, SUITE 230 SUBSTELLA, L. 60162 ATTN: DAVID J. WHITE 708.668.7760		
DRAWN BY:	JJT/JS	DATE: 12-08-2022	SCALE: 1"=20'
SURV:	DSR/SC	DRAWN: DSR/SC	DESIGN:
FIELD:	CHECKED:		SHEET: 1 of 1

ALTA/NSPS LAND TITLE SURVEY
LOCATION: 21W180 HILL AVENUE GLEN ELLYN, IL

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYORS
2101 BUTTERFIELD ROAD, BUILDING A, SUITE 270, WHEATON, ILLINOIS 60187
PHONE: (630) 668-7760 FAX: (630) 668-7763
EMAIL: INFO@WMALAND.COM

1/6/2023 2:33:13 PM

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Barkington, LLC 1096 Hill Ave 2B
Glen Ellyn IL 60137

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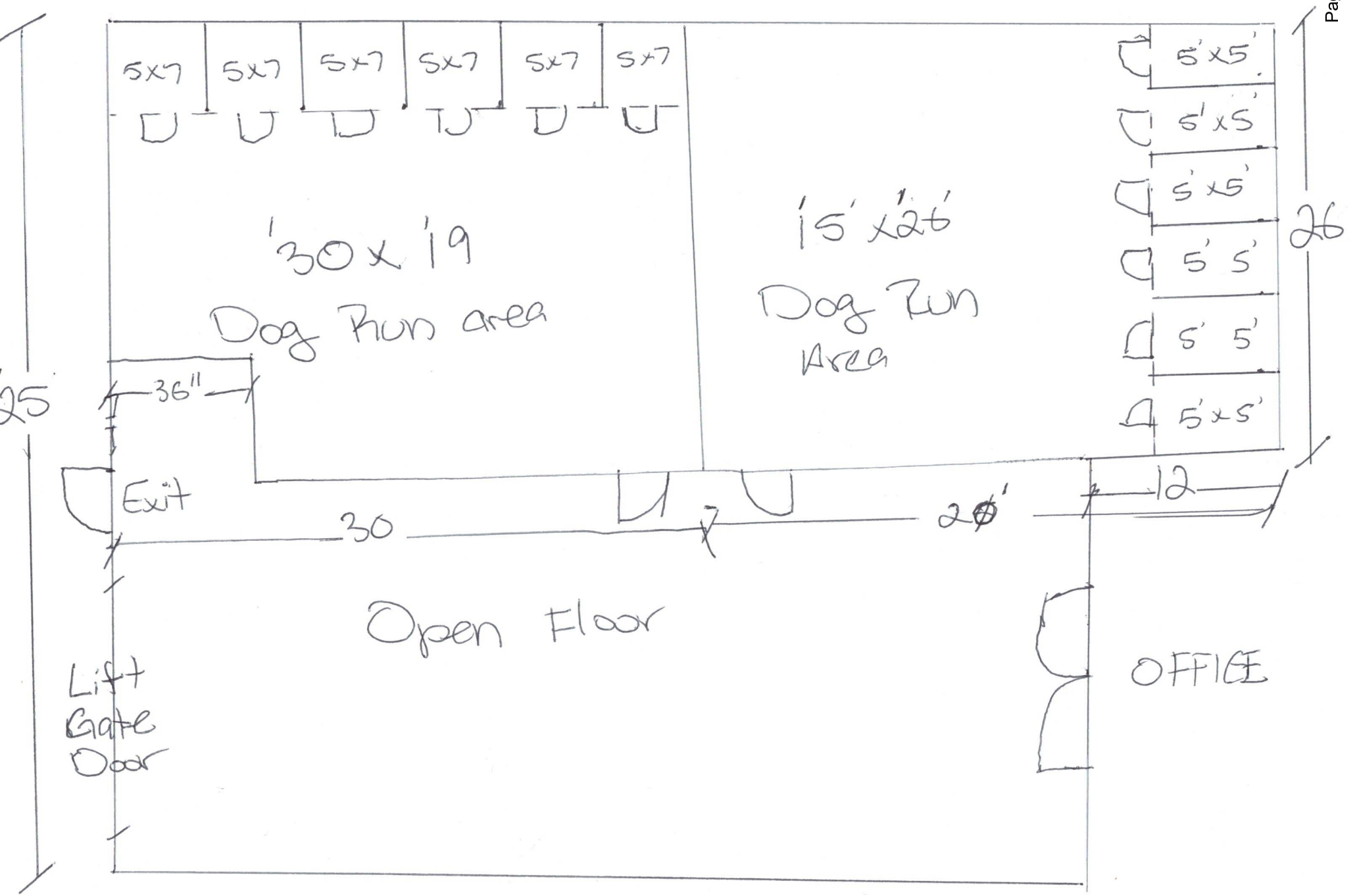


Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

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:

All clients are by appt. only so limited traffic
Dogs will be kept indoors
Noise reduction panels istalled on wall to reduce barking noise.

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:

Providing enclosed kennel rooms for boarding
Open run areas for excersise and bathroom breaks.
~~Indoor only~~

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:

Most of the facility will be indoor run space. 6" thick acoustic wall and ceiling panels will be installed to reduce noise

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

Cleaning products will be all natural.
Fecal waste will be disposed of in trash.

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.

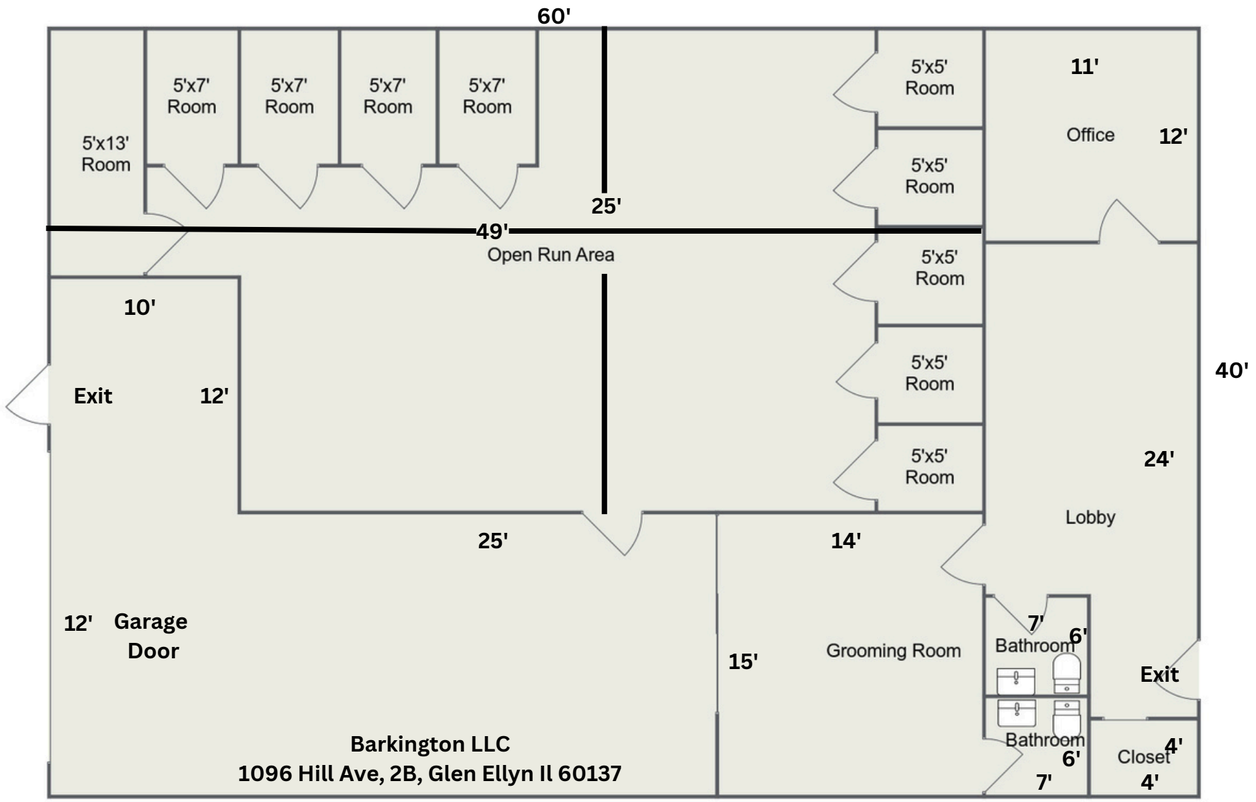
I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

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.

Date	Print Name	Signature of Applicant
15 August 2021	Fernando Nunez	
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant

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


60'
5'x13' Room
5'x7' Room
5'x7' Room
5'x7' Room
5'x7' Room
25'
49'
Open Run Area
5'x5' Room
5'x5' Room
5'x5' Room
5'x5' Room
5'x5' Room
11'
Office
12'
40'
24'
Lobby
10'
Exit
12'
25'
14'
12'
Garage Door
15'
Grooming Room
7'
6'
Bathroom
Exit
Bathroom
6'
7'
Closet
4'
4'
Barkington LLC
1096 Hill Ave, 2B, Glen Ellyn Il 60137

Barkington

Location: 1096 Hill Ave, 2B, Glen Ellyn,Il 60137 | C: 312-889-4447 | Fernando Nunez

Clientele Projections

- **Dog Grooming Clients**: Anticipating 5 grooming clients per day, operating 6 days a week, the business expects to serve 30 grooming clients weekly.
- **Boarding Clients**: With 10 boarding rooms available and operating at 70% capacity, the business anticipates hosting approximately 7 boarding dogs at any given time, leading to about 49 boarding clients weekly. Note that some pets may stay multiple nights, which would reduce the overall traffic flow.
- **Daycare Clients**: Expecting 10 daycare dogs daily, operating 5 days a week, results in 50 daycare clients weekly.
- **Total Weekly Clientele**: Combining all services, the business anticipates servicing 129 clients weekly.

2. Marketing Plan

- **Target Audience**:
    - **Traveling Clients**: The boarding service will specifically target clients who travel frequently, offering a convenient and safe space for their pets.
    - **Regular Grooming Clients**: Focus will be on clients who groom their dogs every 8 weeks. This segment will be nurtured with reminders and promotions to ensure repeat business.
- **Marketing Strategies**:
    - **Local Advertising**: Utilize local publications, community bulletin boards, and targeted online ads (e.g., Google Ads, social media) to reach nearby residents.
    - **Referral Program**: Encourage existing clients to refer friends and family by offering discounts or free services as incentives.
    - **Partnerships**: Establish partnerships with local veterinarians, pet stores, and pet-related businesses to cross-promote services.
    - **Social Media**: Build a strong social media presence to engage with the community, share grooming tips, showcase before-and-after photos, and promote special offers.
    - **Existing Clientele**: We also have our list of 2000 past and present clients to present our services to. We currently attract clients as far as Indiana to Aurora. Have over 170 five star reviews on google and have been named favorites by Nextdoor for the past two years running. We will bring this professionalism and expertise to the Glyn Ellyn location.
- **Experience**: With over four years as an enrichment holistic dog groomer, two years of bathing experience and four years as a dog grooming shop operator, the business is well-equipped to deliver high-quality services. Additionally, being a Certified Mentor for

SCORE Chicago enhances credibility and demonstrates a deep understanding of business operations.

3. Location and Zoning

- **Desire/Rationale for the Location**: The chosen location is near residential homes in a community with similar demographics to Lisle, Illinois, where our current dog grooming shop operates successfully. The proximity to residential areas offers convenience to clients seeking professional dog care services without having to travel far.
- **Appropriateness of Zoning District**: The location falls within a zoning district appropriate for a pet care facility. As an appointment-based business with a focus on boutique services, the anticipated low traffic and minimal noise make this location suitable.
- **Amenities**:
    - **One-on-One Grooming:** All grooming sessions will be conducted on a one-on-one, appointment-only basis, which reduces stress for the pets and ensures a calm and focused grooming experience.
    - **In Door Year Round Play/Run Zones:** The daycare and boarding services will feature play/run zones with fewer than 10 dogs per zone. These zones will be scheduled throughout the day to maximize exercise and provide ample space, ensuring a healthy and enjoyable experience for each dog.
    - **No Outdoor Space**: While the facility lacks outdoor running space, this is not seen as a major concern. Clients have the option to choose facilities based on their preferences. For example, Dogtopia in Illinois operates successfully without outdoor space. The absence of outdoor space will be clearly communicated to clients, and the focus will be on providing a high-quality indoor environment.

4. Opportunities and Challenges

- **Opportunities**:
    - **Boutique Appeal**: The small, boutique nature of the business allows for personalized services and a higher level of customer care, which can differentiate the business from larger competitors.
    - **Experienced Operator**: With a strong background in holistic dog grooming and business operations, the owner can leverage this experience to ensure the success of the new location.
    - **Market Potential**: The current population of Glen Ellyn, Illinois, is 28,364, and in 2022, 44.5% of households owned a dog. This provides approximately 12,480 dogs in the area that can be served, highlighting the strong market potential for the business.
- **Challenges**:
    - **Limited Expansion**: Due to land restrictions and lack of opportunities for expansion, the business will remain small. This aligns with the goal of maintaining a boutique operation.

    - **Competition**: Competing with other facilities that offer outdoor space could be challenging. However, by positioning the business as a specialized, high-quality service provider, this competition can be addressed.

5. Operational Considerations

- **Appointment-Based System**: Operating on an appointment-only basis ensures a controlled flow of clients, minimizing traffic and parking issues. This system has been successful in the current location, where typically only one client arrives at a time.
- **Scalability**: The business is designed to remain small and focused, with no immediate plans for expansion. This allows for a high level of service quality and attention to detail, which is a key selling point for clients seeking a more personalized experience.

Barkington would be a fantastic addition to the Glen Ellyn community, offering a specialized and compassionate approach to pet care that prioritizes the well-being of each dog. With a focus on personalized, one-on-one grooming, carefully managed play zones, and a commitment to creating a stress-free environment, Barkington aligns perfectly with the values of Glen Ellyn's pet-loving residents.

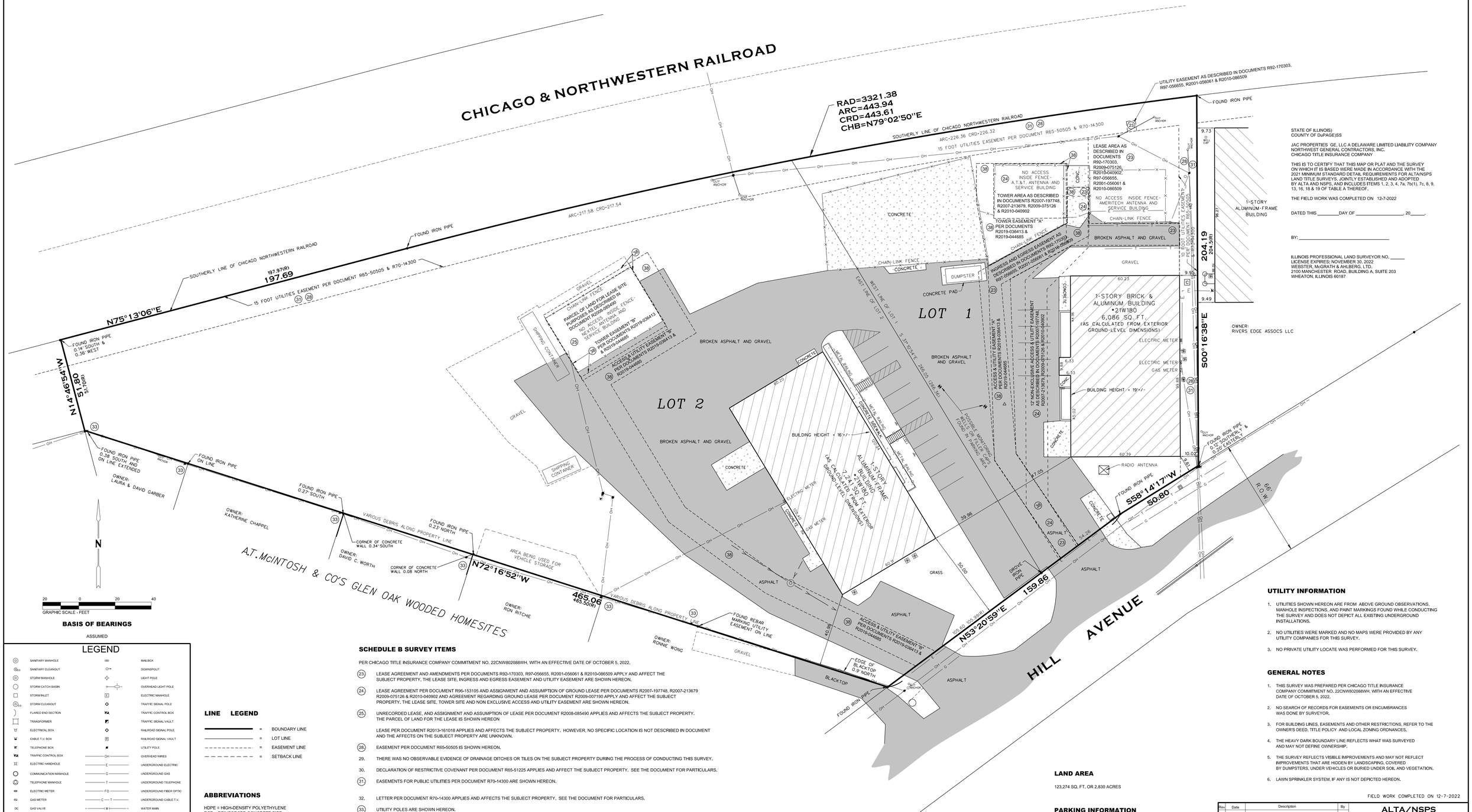
The boutique nature of the business ensures that each pet receives the highest level of care, tailored to their individual needs. With a market of over 12,000 dogs in the area and a strategic location near residential homes, Barkington is not just a business—it's a community partner dedicated to enhancing the quality of life for pets and their owners. Barkington is poised to become a trusted, cherished, and integral part of the Glen Ellyn community.

SPHALT AND GRAVEL
CONCRETE
METAL RAILING
BROKEN ASPHALT AND GRAVEL
371° 10' 54"E 266.05 (266.36)
60.20
BUILDING
CONCRETE SIDEWALK
METAL RAILING
Barkington, LLC
1096 Hill Ave 2B
Glen Ellyn Il 60137
60'x40'
CONCRETE
OH
CONCRETE
GAS METER
39.96
38
ASPHALT
60.1'
GRASS
50.00
ASPHALT

ALTA / NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

LOTS 1 AND 2 IN HILL OAK SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED MAY 11, 1970 AS DOCUMENT R70-14300 AND CERTIFICATE OF CORRECTION RECORDED MAY 21, 1970 AS DOCUMENT NO, R70-15844, IN DUPAGE COUNTY, ILLINOIS.



BASIS OF BEARINGS

ASSUMED

LEGEND

SANITARY MANHOLE		MAILBOX	
SANITARY CLEANOUT		DOWNSPOUT	
STORM MANHOLE		LIGHT POLE	
STORM CATCH BASIN		OVERHEAD LIGHT POLE	
STORM INLET	E	ELECTRIC MANHOLE	
STORM CLEANOUT		TRAFFIC SIGNAL POLE	
FLARED END SECTION	TCB	TRAFFIC CONTROL BOX	
TRANSFORMER		TRAFFIC SIGNAL VAULT	
ELECTRICAL BOX		RAILROAD SIGNAL POLE	
CABLE T.V. BOX		RAILROAD SIGNAL VAULT	
TELEPHONE BOX		UTILITY POLE	
TRAFFIC CONTROL BOX	TCB	OVERHEAD WIRES	OH
ELECTRIC HANDHOLE		UNDERGROUND ELECTRIC	E
COMMUNICATION MANHOLE		UNDERGROUND GAS	G
TELEPHONE MANHOLE		UNDERGROUND TELEPHONE	T
ELECTRIC METER		UNDERGROUND FIBER OPTIC	FO
GAS METER		UNDERGROUND CABLE T.V.	C — T
GAS VALVE		WATER MAIN	W
B-BOX		SANITARY SEWER	
WATER VALVE		STORM SEWER	
WATER VALVE VAULT		FENCE LINE	X — X
FIRE HYDRANT		GUARD RAIL	
POST INDICATOR VALVE		DECIDUOUS TREE	
WATER METER		PINE TREE	
PARKING METER		DROVE IRON PIPE	
SIGN		FOUND IRON PIPE	
FLAG POLE		CROSS CUT IN CONCRETE	
PIPELINE MARKER		M = MEASURED DIMENSION	
		R = RECORD DIMENSION	

LINE LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CHB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SPIKE
STCB = STORM CATCH BASIN
CONC = CONCRETE
XXX.XX = MEASURED DIMENSION
(XXX.XX) = RECORD DIMENSION

SCHEDULE B SURVEY ITEMS

PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 22CNW802088WH, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2022.

(23) LEASE AGREEMENT AND AMENDMENTS PER DOCUMENTS R92-170303, R97-056655, R2001-056061 & R2010-086509 APPLY AND AFFECT THE SUBJECT PROPERTY, THE LEASE SITE, INGRESS AND EGRESS EASEMENT AND UTILITY EASEMENT ARE SHOWN HEREON.

(24) LEASE AGREEMENT PER DOCUMENT R96-153105 AND ASSIGNMENT AND ASSUMPTION OF GROUND LEASE PER DOCUMENTS R2007-197748, R2007-213679 R2009-075126 & R2010-040902 AND AGREEMENT REGARDING GROUND LEASE PER DOCUMENT R2009-007190 APPLY AND AFFECT THE SUBJECT PROPERTY, THE LEASE SITE, TOWER SITE AND NON EXCLUSIVE ACCESS AND UTILITY EASEMENT ARE SHOWN HEREON.

(25) UNRECORDED LEASE, AND ASSIGNMENT AND ASSUMPTION OF LEASE PER DOCUMENT R2008-085490 APPLIES AND AFFECTS THE SUBJECT PROPERTY, THE PARCEL OF LAND FOR THE LEASE IS SHOWN HEREON

LEASE PER DOCUMENT R2013-161018 APPLIES AND AFFECTS THE SUBJECT PROPERTY. HOWEVER, NO SPECIFIC LOCATION IS NOT DESCRIBED IN DOCUMENT AND THE AFFECTS ON THE SUBJECT PROPERTY ARE UNKNOWN.

(28) EASEMENT PER DOCUMENT R65-50505 IS SHOWN HEREON.

29. THERE WAS NO OBSERVABLE EVIDENCE OF DRAINAGE DITCHES OR TILES ON THE SUBJECT PROPERTY DURING THE PROCESS OF CONDUCTING THIS SURVEY.

30. DECLARATION OF RESTRICTIVE COVENANT PER DOCUMENT R65-51225 APPLIES AND AFFECT THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

(31) EASEMENTS FOR PUBLIC UTILITIES PER DOCUMENT R70-14300 ARE SHOWN HEREON.

32. LETTER PER DOCUMENT R70-14300 APPLIES AND AFFECTS THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

(33) UTILITY POLES ARE SHOWN HEREON.

34. ANNEXATION AGREEMENT PER DOCUMENT R2013-149932 APPLIES AND AFFECTS THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

35. BOUNDARY LINE AGREEMENT WITH THE VILLAGE OF GLEN ELLYN PER DOCUMENT R2012-092712 APPLIES AND AFFECTS THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

36. ANNEXATION AGREEMENT RECORDED NOVEMBER 16, 2018 AS DOCUMENT R2018-107029 APPLIES AND AFFECTS THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

37. TERMS AND CONDITIONS OF ORDINANCE NO. 6632 RECORDED NOVEMBER 16, 2018 AS DOCUMENT R2018-107029 APPLIES AND AFFECTS THE SUBJECT PROPERTY. SEE THE DOCUMENT FOR PARTICULARS.

(38) ASSIGNMENT OF EASEMENTS AND ASSIGNMENT OF LEASE AGREEMENT PER DOCUMENTS R2019-036413 & R2019-044685 APPLY AND AFFECT THE SUBJECT PROPERTY. SEE THE DOCUMENTS FOR PARTICULAR. THE ACCESS & UTILITY EASEMENTS "A" & "B" AND THE TOWER EASEMENTS "A" & "B" ARE SHOWN HEREON.

TABLE A ITEMS

ITEM 16 THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS DURING THE PROCESS OF CONDUCTING THIS SURVEY.

ITEM 18 NO OFF- SITE EASEMENTS ARE DISCLOSED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 22CNW802088WH, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2022 FOR THE SURVEYED PROPERTY.

ITEM 20 PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1000000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM, CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

STATE OF ILLINOIS)
COUNTY OF DuPAGE)SS

JAC PROPERTIES GE, LLC A DELAWARE LIMITED LIABILITY COMPANY
NORTHWEST GENERAL CONTRACTORS, INC.
CHICAGO 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 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 9, 13, 16, 18 & 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 12-7-2022

DATED THIS _____DAY OF _____, 20_____.

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO, _____
LICENSE EXPIRES: NOVEMBER 30, 2022
WEBSTER, McGRATH & AHLBERG, LTD.
2100 MANCHESTER ROAD, BUILDING A, SUITE 203
WHEATON, ILLINOIS 60187

UTILITY INFORMATION

1. UTILITIES SHOWN HEREON ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, AND PAINT MARKINGS FOUND WHILE CONDUCTING THE SURVEY AND DOES NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.
2. NO UTILITIES WERE MARKED AND NO MAPS WERE PROVIDED BY ANY UTILITY COMPANIES FOR THIS SURVEY.
3. NO PRIVATE UTILITY LOCATE WAS PERFORMED FOR THIS SURVEY.

GENERAL NOTES

1. THIS SURVEY WAS PREPARED PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 22CNW802088WH, WITH AN EFFECTIVE DATE OF OCTOBER 5, 2022.
2. NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.
3. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNER'S DEED, TITLE POLICY AND LOCAL ZONING ORDNANCES.
4. THE HEAVY DARK BOUNDARY LINE REFLECTS WHAT WAS SURVEYED AND MAY NOT DEFINE OWNERSHIP.
5. THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES OR BURIED UNDER SOIL AND VEGETATION.
6. LAWN SPRINKLER SYSTEM, IF ANY IS NOT DEPICTED HEREON.

LAND AREA

123,274 SQ. FT. OR 2.830 ACRES

PARKING INFORMATION

13 REGULAR STRIPED PARKING SPACES.
0 HANDICAPPED STRIPED PARKING SPACES.

13 TOTAL STRIPPED PARKING SPACES.

FLOOD ZONE STATEMENT

PER FLOOD INSURANCE RATE MAP NUMBER 17043C0068JH FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, THIS PROPERTY IS IN ZONE X (NO HATCHING), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FIELD WORK COMPLETED ON 12-7-2022

Rev.	Date	Description	By

ALTA/NSPS LAND TITLE SURVEY

LOCATION: 21W180 HILL AVENUE GLEN ELLYN, IL

PREPARED FOR: MULLEN, WINTHERS & CERNY, P.C.
1N141 COUNTY FARM, SUITE 230
WINFIELD, IL 60190
ATTN: DAVID J. WINTHERS
T: 630.668.6700

WEBSTER, McGRATH & AHLBERG LTD.

WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
207 South Naperville Road Wheaton, Illinois 60187
ph: (630)668-7003 web: www.wmabd.com
Design Firm License No. 184-003101

JOB #:	DATE:	SCALE:
37373	12-08-2022	1"=20'
SURV: DS/BC	DRAWN: DS/BC	DESIGN:
FILE #: E-29160 Lot 1 and Lot 2		SHEET #: 1 of 1

D:\OneDrive\wmasurvey\WMALTD - Documents\ACTIVE-PROJECTS\37373-123910-DuPage\SURV-XX\2022 Alta\37373-A-2022.dgn

12/9/2022 2:19:15 PM

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

Meeting 10/24/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2024-737)

DOC ID: 2024-737

Public Hearing - 580 Duane Street - Parking Space Width Variation

Statement of the Issue:
The applicant is requesting following variation from the Glen Ellyn Zoning Code in order to maintain the current number of parking spaces onsite as part of the renovation of the parking lot:
1. A variation from 10-5-8-(I) to allow for parking spaces to be 8.5 feet in width in lieu of the required 9-foot width.

Analysis:
PROJECT SUMMARY:
The owner of the property is renovating the existing building located at 580 Duane Street to be occupied as an office space. As part of the building and site renovation, the developer is proposing to resurface and repair the existing parking lot. The Illinois Accessibility Code dictates that parking lot resurfacing requires ADA parking compliance. The site currently has ten (10) compliant parking spaces located behind the building. To maintain the existing number of parking spaces but still include the required accessible space and landing area, the applicant is requesting a variation from Section 10-5-8 (I) to allow for the newly striped parking spaces to 8.5 feet in width in lieu of the required minimum width of nine (9) feet. The requested reduced parking space width would allow for the site to maintain its current number of ten (10) parking spaces and accommodate the addition of the required accessible space.

SURROUNDING USES:

Surrounding Land Uses	Surrounding Zoning
North: Prairie Parth Park	CR Conservation Recreation
South: Multi-Family	R4 Multi-Family Residential
East: Medical Office	C5B Central Service Subdistrict
West: Unoccupied US Bank Site	C5B Central Service Subdistrict

PUBLIC NOTICE:

Notice of the public hearing was published in the October 7, 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.

EVIDENCE AND FINDINGS:

The Zoning Code states that the Village shall not vary the provisions of the Zoning Code unless it makes positive findings based on the evidence presented to it in the following cases:

1. That 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; and that the variation, if granted, will not alter the essential character of the locality; or

2. That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality.

For the purpose of supplementing the above standards, in recommending approval of a variation, the Village shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

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; and

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; and

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property; and

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; and

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; and

6. That the proposed variation will not:

(a) Impair an adequate supply of light and air to adjacent property;

(b) Substantially increase the hazard from fire or other dangers to said property or adjacent property;

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

(d) Diminish or impair property values within the neighborhood;

(e) Unduly increase traffic congestion in the public streets and highways;

(f) Create a nuisance; or

(g) Result in an increase in public expenditures; and

7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure; and

8.In the case of a planned unit development, that the granting of the variation will not significantly compromise the character and concept of the planned unit development.

Budget Impact:
Not Applicable.

Contribution to Strategic Plan

Action Requested:
The Plan Commission is being asked to consider the petitioner's request for a variation and make a recommendation to the Village Board for approval, approval with conditions, or denial. 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 Site Development Plans prepared by SMP Projects dated 08/12/24.

2. A building permit shall be obtained before construction commences on the parking lot.

Attachments:
1. Aerial Map
2. Zoning Map
3. Application
4. Plat of Survey
5. Existing Conditions and Proposed Site Plan

GISConsortium | Aerial Map - 580 Duane Street

Legend

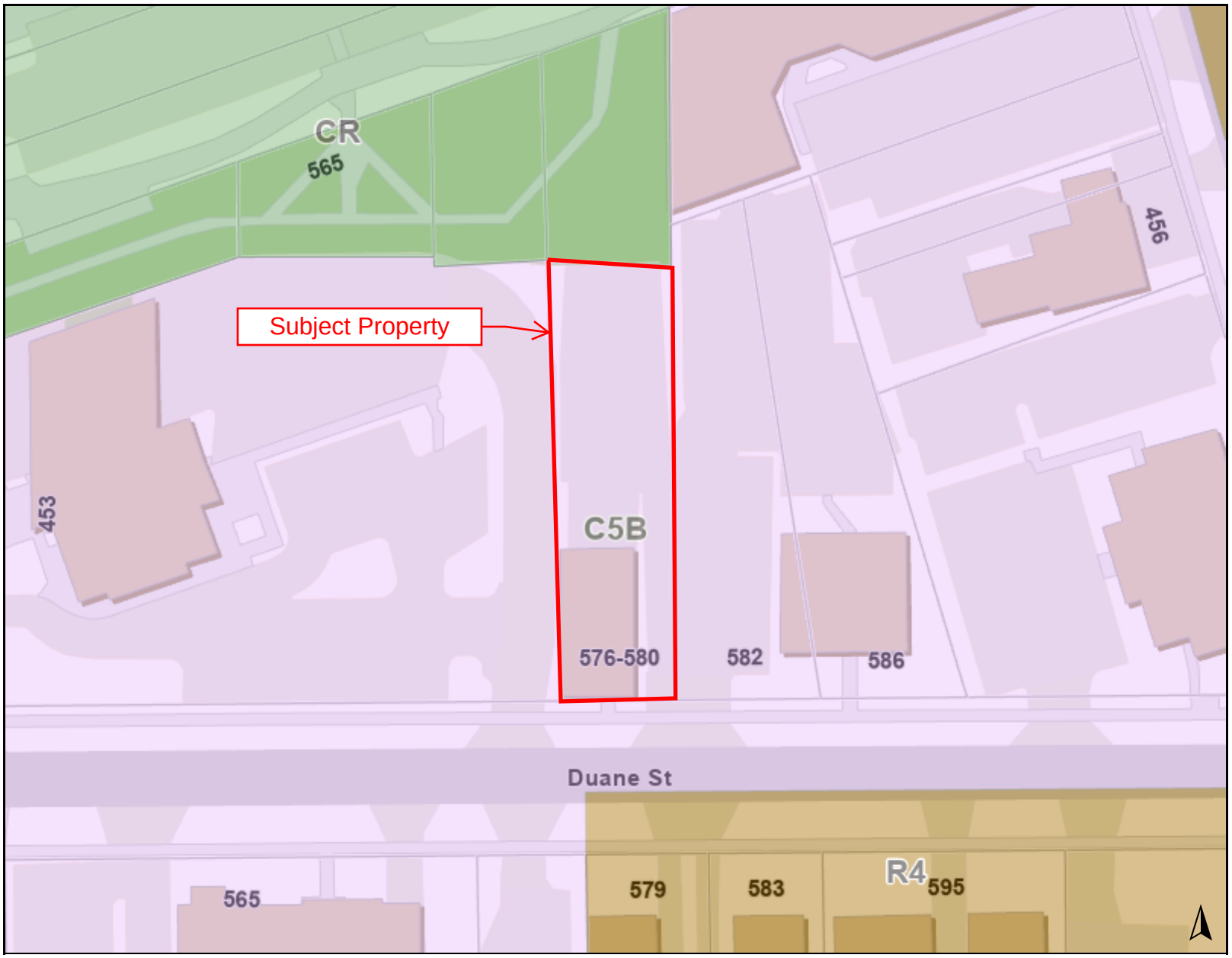
0 100 200 ft

Print Date: 10/15/2024

Notes

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

GISConsortium | Zoning Map - 580 Duane Street



Legend

Zoning and Development

Zoning

- C5B: Central Business District (Service)
- CR: Conservation/Recreation District
- R4: Multi-Family Residential District

0 100 200 ft

Print Date: 10/15/2024

Notes

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

Docusign Envelope ID: 8B4AEB08-42C8-4A8D-A0CA-0FBE2CF68D61

VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370

Docusign Envelope ID: 8B4AEB08-42C8-4A8D-A0CA-0FBE2CF68D61

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

ZONING VARIATION REQUEST PACKET

Contents

1. Information Sheet for Potential Zoning Variation Requests and Related Options
2. Sample Schedule for a Zoning Variation
3. Description of the Zoning Variation Request Process and Instructions
4. Zoning Code Variation Guidelines for Particular Hardship and Practical Difficulty Criteria
5. Application for Variation form
6. Affidavit of Authorization
7. Disclosure of Interest or Ownership forms
8. Affidavit Affirming No Conflict of Interest

Docusign Envelope ID: 8B4AEB08-42C8-4A8D-A0CA-0FBE2CF68D61

VILLAGE OF GLEN ELLYN, ILLINOIS

INFORMATION SHEET
FOR
POTENTIAL ZONING VARIATION REQUESTS AND RELATED OPTIONS

Note: This Information Sheet should be provided to each person who has been advised by a staff member of the Village Community Development Department, acting in his or her official capacity, that the project proposed by such person requires the granting of one or more variations from the Glen Ellyn Zoning Code.

This Information Sheet lists options available to you now that you have been officially advised by the staff of the Community Development Department that your proposed project requires the granting of one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended). The options listed below are not intended to be exhaustive nor are they mutually exclusive. (For example, you could decide to proceed under options 1 and 2 below as alternatives). You may wish to contact an attorney to discuss the options listed or explore other options that may be available to you.

OPTION 1 - You could (1) decide not to revise your proposed project to reduce or eliminate the required zoning variation(s); and (2) apply for the required zoning variation(s). If this option is chosen, you will need to apply for approval of a zoning variation.

OPTION 2 - You could (1) revise your proposed project to reduce the number and/or size of the required zoning variation(s) or (2) reduce the degree of your variation request; and (3) apply for the required zoning variation(s) for your revised proposal. If this option is chosen, you should proceed as described under Option 1 above.

OPTION 3 - You could revise your proposed project to eliminate the need for the required zoning variation(s).

OPTION 4 - You could decide not to revise or proceed with your proposed project. If this option is chosen, no zoning variation will be required.

OPTION 5 - You could appeal the Village's staff interpretation of the zoning code to the Glen Ellyn Zoning Board of Appeals (ZBA) per Section 10-10-9, all appeals go to ZBA. If this option is chosen, you must file, within 45 days after the decision by Village staff that your proposed project requires one or more zoning variations, a notice of appeals specifying the grounds therefore and containing the information required by Section 10-10-9 of the Zoning Code

Docusign Envelope ID: 8B4AEB08-42C8-4A8D-A0CA-0FBE2CF68D61

with the Director of the Village Community Development Department and the Zoning Board of Appeals.

Such an appeal would be governed by Section 10-10-9 of the Zoning Code and applicable State law. In general, the appeal process entails (1) a public hearing before the Zoning Board of Appeals following reasonable notice to interested parties and (2) a decision by the Zoning Board of Appeals, based on the evidence presented at the hearing, within a reasonable period of time after the conclusion of the hearing. Under the Zoning Code, the Zoning Board of Appeals has the authority to affirm or reverse, wholly or in part, or modify the decision of Village staff being appealed. Unlike the decision of the Zoning Board of Appeals on a variation application (which constitutes a recommendation to the Village Board), the decision of the Zoning Board of Appeals on such an appeal is the final Village action on the matter in question.

Regardless of the option you choose, members of the Village staff will be available to continue working with you in an effort to bring your proposed project to a conclusion.

Please note: All zoning code variation requests for single-family and two-family homes and accessory structures are reviewed by the ZBA with a recommendation to the Village Board. All other zoning code variation requests are reviewed by the Plan Commission (PC) with a recommendation to the Village Board.

Docusign Envelope ID: 8B4AEB08-42C8-4A8D-A0CA-0FBE2CF68D61

VILLAGE OF GLEN ELLYN, ILLINOIS

SAMPLE SCHEDULE FOR A ZONING VARIATION

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1. Application submitted and reviewed by staff

   - Consult with staff for the number of copies for Plan Commission (PC)
   - 2 copies for Zoning Board of Appeals (ZBA)

2. After the application is determined complete, it is placed on next available ZBA or PC Agenda

   - 15-30 days for public hearing notice in local newspaper
   - Usually about 6 weeks from the date of submittal to the public hearing

3. Hearing before ZBA or PC

4. Minutes/Transcripts from hearing prepared and forwarded to the Village Board

5. Variation considered by the Village Board

Steps 1 – 5: Approximately 90 to 120 days

Zoning variations that are reviewed by the Plan Commission in association with a requested Special Use Permit or proposed Subdivision may take longer to process than what is represented by the above sample schedule.

Docusign Envelope ID: 8B4AEB08-42C8-4A8D-A0CA-0FBE2CF68D61

VILLAGE OF GLEN ELLYN, ILLINOIS

DESCRIPTION OF THE ZONING VARIATION REQUEST PROCESS AND INSTRUCTIONS

I. OVERVIEW:

A. Introduction:

In general, the zoning variation process involves the following three steps (each of which is described in more detail below):

STEP 1 - Application:

Zoning variation requests are initiated by filing a completed Application for Variation form, together with other supporting documents and materials, with the Director of the Village Community Development Department.

Prior to completing the Application for Variation form, applicants and their representatives, if any, are strongly encouraged to carefully review the Glen Ellyn Zoning Variation Request Package and to become familiar with the applicable provisions of the Zoning Code.

STEP 2 - Public Hearing before the ZBA or PC which both make Findings of Fact and Recommendation to the Village Board:

After notice has been published and mailed to the surrounding property owners, a public hearing on the requested zoning variation(s) will be held before the ZBA or PC. Based on the evidence presented at the hearing by or on behalf of the applicant or by others, the ZBA or PC is required to make specific findings of fact to support its recommendation to the Village Board regarding the requested zoning variation(s). See Section I. B. below for a brief description of the findings/standards for a variation under the Zoning Code.

STEP 3 - Village Board Action:

After the minutes or transcript of the public hearing containing the Commission's findings of fact and recommendation have been delivered to the Village Board, the Village Board will consider the requested zoning variation(s). Under the Zoning Code, the Village Board has the final authority to act on the requested zoning variation(s).

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A sample schedule for a zoning variation is included in this Zoning Variation Request Package. The actual schedule for particular requested zoning variation(s) may differ from the representative schedule for a wide variety of reasons.

Questions regarding the zoning variation process should be directed to the Community Development Department at (630) 547-5250.

B. Required Findings of Fact/Standards for a Variation:

Set forth below is a short summary of the three principal findings of fact or standards which must be met in order for the ZBA or PC to recommend, and the Village Board to grant, a requested zoning variation from the Zoning Code. This summary is a simplified version of Section 10-10-12(C) of the Zoning Code, which the applicant is referred to for the governing legal language.

All three of the following findings of fact or standards must be established and met to support a requested zoning variation (since #2 below consists of two alternatives, only one of the two is required; however, the applicant may present evidence on both alternatives):

1. There would be practical difficulties or particular hardship for the applicant/owner resulting from the characteristics of the property in question if strict compliance with the Zoning Code were required (i.e., if no zoning variation were granted); and

2. Either:

   A. The property in question cannot yield a reasonable return without a zoning variation, or

   B. The plight of the applicant/owner is due to unique circumstances relating to the property in question; and

3. Granting the requested zoning variation will not alter the essential character of the locality of the property in question.

Applicants are also referred to Section 10-10-12(D) of the Zoning Code for a list of supplemental findings.

The primary purpose of both the Application for Variation form and the public hearing before the ZBA or PC is to elicit evidence relating to these findings of fact or standards upon which the ZBA or PC and the Village Board can base their actions on the requested zoning variation(s).

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II. APPLICATION FOR VARIATION AND RELATED MATTERS:

A. Application for Variation:

The following items must be submitted to the Director of the Village Community Development Department to begin the process for a zoning variation:

1. A properly completed Application for Variation form, together with all supporting documents and materials.

   Applicants should note that Section 10-10-10(B) of the Zoning Code contains a list of requirements that should be carefully reviewed and includes submitting disclosure of ownership interests and authorization letters depending on the type and capacity of the person or entity holding fee title to the property in question or acting as the applicant for the zoning variation (e.g., representatives, land trusts, corporations, partnerships, other business entities, etc.).

   Disclosure of Interest and Affidavit of Authorization forms are attached with this packet.

   Applicants should also note that they are obligated to notify the Village in writing of any change in the requirements relating to the applicant under Section 10-10-10(B) of the Zoning Code (e.g., new 5% or more stockholder in a corporate applicant or new partner in a partnership applicant) that occur at any time after the Application for Variation has been submitted and before final action by the Village Board on their requested zoning variation(s).

2. An application fee must be paid at the time the application is made. Staff will inform the Petitioner of the amount. Depending on the type of application, an escrow (amount to be determined by the Community Development Director) may also be required to pay out of pocket Village expenses related to public notice costs, recording costs and other items related to the project application.

3. A site plan (at a scale of no less than 1 inch = 100 feet) showing:
   --Site dimensions and area
   --Location of any existing buildings and/or structures on the lot
   --Lot location
   --Placement of proposed building(s)/structure(s) on the lot
   --Street width, sidewalks and curb cuts
   --Easements
   --Type of construction
   --Floor layout
   --Building elevations
   --Parking area and layout
   --Front, rear and side yard setbacks, and
   --Other data that may be necessary for the review of the application

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4. Proof of ownership from the most recent title insurance policy, deed or commitment covering the property in question.

5. A plat of survey of the property in question, with a topographical map containing a statement made by a registered Illinois land surveyor that the property is or is not in a flood plain or other type of special management area.

6. Reimbursement of Fees Agreement (for Plan Commission cases).

7. Affidavit Affirming No Conflict of Interest

B. Village Review:

The Village staff will examine each Application for Variation and accompanying items within a reasonable time after filing. When the Application for Variation and accompanying items appear to be complete and in good order, the requested zoning variation(s) will be scheduled for consideration at a public hearing before the ZBA or PC.

C. Public Hearing Notices and Related Matters:

Village staff will produce a legal notice of the public hearing before the ZBA or PC to be published not more than 30 or less than 15 days before the beginning of the hearing in one or more newspapers generally circulated within the Village. Such legal notice will state the time, date and location of the hearing and the particular location of the property in question and briefly describe the applicant's requested zoning variation(s).

Not less than 10 days prior to the public hearing, the Village Community Development Department will cause notice of the public hearing to be mailed to all property owners within a 250-foot radius of the property in question.

The Village will place one or more placards on the property in question not less than 15 days prior to the date of the public hearing. The placard(s) must remain until completion of the public hearing, at which time it will be removed by the Village. The placard(s) will be provided by the Village and will contain such information as is directed by the Director of the Village Community Development Department. Jurisdiction of the ZBA or PC to hold a hearing will not be affected by the absence of the placard(s), if the absence is not the result of the applicant's act or omission.

The Community Development Department will submit the Application for Variation and all accompanying and related items to the ZBA or PC for the public hearing.

Applicants are advised that members of the ZBA or PC and Village Board may visit the property in question to inspect it for themselves prior to the hearing.

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III. PUBLIC HEARING:

A. Time, Date and Location:

Regularly scheduled meetings of the ZBA are on the 2nd and 4th Tuesday of each month and the regularly scheduled meetings of the PC are on the 2nd and 4th Thursday of each month both at 7:00 p.m. on the third floor of the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

B. Public Hearing:

The public hearing for the ZBA or PC is typically divided into five separate stages (which are described in more detail below) – (1) Staff Presentation, (2) Petitioner's Presentation, (3) Public Participation, (4) Commission Deliberation, and (5) Findings of Fact & Recommendation by the Commission.

1. Staff Presentation:

The Village staff will present a general overview of the applicant's request based on applicant's submittals and/or adherence to the Village's Zoning Code, review guidelines, stormwater standards and other relevant data.

2. Petitioner's Presentation:

After the Village staff's presentation, the applicant is given the opportunity to present his or her case. Applicants should note that it is the responsibility of the applicant and/or his or her representatives to present evidence supporting the requested zoning variation(s) in a complete and logical manner and to have all supporting documentation available at the hearing.

3. Public Participation:

The purpose of the public participation portion of the hearing is to give the public an opportunity to testify and to present evidence related to the requested zoning variation(s). Pursuant to State law, all testimony by witnesses in the hearing must be given under oath.

4. Commission Deliberation/Finding of Fact:

The Commission then discuss whether the evidence presented at the hearing is sufficient to establish and meet the findings/standards required under the Zoning Code to support a requested zoning variation. (See Section I.B. above for a short summary of the requisite findings/standards for a variation under the Zoning Code). Following this discussion, the Commission makes its recommendation and findings of fact under the Zoning Code and State law, based on the evidence presented during the public participation portion of the

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hearing to the Village Board concerning the requested zoning variation(s) by vote.

5. Vote:

An affirmative vote of the majority of the members present at the ZBA meeting and the PC meeting is necessary to recommend the granting of a requested zoning variation to the Village Board.

Under the Zoning Code, the Commission may recommend to the Village Board a lesser variation than the requested zoning variation. In addition, the ZBA or PC may recommend to the Village Board such conditions and restrictions upon the property in question as may, in the opinion of the Commission, be necessary (1) to comply with the standards for a variation set forth in Section 10-10-12 of the Zoning Code, (2) to reduce or minimize the injurious effect of the variation upon other property in the neighborhood, and/or (3) to implement the general purpose and intent of the Zoning Code.

IV. VILLAGE BOARD ACTION:

After a record of the public hearing containing the Commission's findings and recommendations has been delivered to the Village Board, the Village Board considers the requested zoning variation(s) against the findings/standards required under the Zoning Code for a variation. The Village Board may choose to consider the requested zoning variation(s) at a workshop meeting before a request is considered at the regular meeting of the Village Board. The Village Board has final authority to act on the requested zoning variation(s).

The Village Board holds its meetings on the second (2nd) and fourth (4th) Mondays of every month at 7:00 PM. On the third (3rd) Monday of the month, the Village Board holds a workshop, where it discusses various requests but does not act on any applications.

Without further public hearing, the Village Board may grant, deny or amend the recommendation for variation or refer the requested zoning variation back to the ZBA or PC for further consideration.

A zoning variation may only be granted by an ordinance which is duly passed and approved by the Village Board and President. Pursuant to state law, passage of an ordinance granting a zoning variation which failed to receive a recommendation for approval from the ZBA or PC requires the affirmative vote of two-thirds of all Trustees on the Village Board.

After final action by the Village Board, the Village Clerk will notify the applicant, the Director of the Village Community Development Department, the Village Building and Zoning Official and the Director of the Village Public Works Department of the decision of the Village Board.

Applicants should note that unless a building permit to begin construction is applied for within 24 months after the approval of an ordinance granting a zoning variation, the

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ordinance granting the zoning variation becomes null and void (unless the 24-month time limit is expressly extended by the Village Board by ordinance).

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Zoning Code Variation Guidelines for Particular Hardship and Practical Difficulty Criteria

Seeking a variation is a legal process that allows property owners to build structures or use land in a way that is contrary to the local zoning regulations. Variations are meant to be used sparingly. Granting a variation should be based on a practical difficulty or a particular hardship that is directly related to the property and related uses. The Glen Ellyn Zoning code reads:

> *"The Zoning Board of Appeals shall not recommend, and the Village Board shall not vary, the provisions of this Zoning Code, except in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any regulation of this Zoning Code relating to the use, construction or alteration of buildings or structures or the use of land."*

It is very important to consider what constitutes a practical difficulty or particular hardship. Unfortunately, there is more information about what is not a practical difficulty or particular hardship than there is to define one. This is probably because there are an infinite number of variation probabilities and scenarios.

The courts have ruled that a practical difficulty or particular hardship cannot be self created, cannot be just showing that the property would be worth more if a variation were granted, and it cannot be just a demonstration that a property is better suited for a use that is prohibited than a use that is permitted.

In trying to define the practical difficulty or particular hardship the person making the decision on whether or not to support the variance will need to evaluate if:

1. 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; or

2. The plight of the owner is due to unique circumstances; and that the Variation, if granted, will not alter the essential character of the locality;

The first test above essentially applies to the variety of uses that could be developed on the land. The applicant or owner must show more than a loss. The applicant or owner must demonstrate that there would be a loss or lack of reasonable return from each and every permitted use on the property. The second test implies that the hardship conditions shall not be generally applicable to a similar situation in the same zoning district. If that were the case, then the zoning of the district would be materially changed. Uniqueness relates to hardship, which refers to the land and not to the personal circumstances of the applicant or owner.

Furthermore, the Zoning Board must also consider other standards prescribed in the Glen Ellyn Zoning Code when deciding on variations:

1. That the particular physical surroundings, shape or topographical condition of the specific

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property involved would bring particular hard-ship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

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;

3. That the purpose of the Variation is not based exclusively upon a desire to make more money out of the property;

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;

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;

6. That the proposed Variation will not:

    a. Impair an adequate supply of light and air to adjacent property;
    b. Substantially increase the hazard from fire or other dangers to said property or adjacent property;
    c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
    d. Diminish or impair property values within the neighborhood;
    e. Unduly increase traffic congestion in the public streets and highways;
    f. Create a nuisance; or
    g. Result in an increase in public expenditures;

7. That the Variation is the minimum Variation that will make possible the reasonable use of the land, building or structure.

A zoning variation runs with the land indefinitely. This reinforces that variations should not be granted based on personal circumstances; while the people eventually will go away, the variation does not. The New York Supreme Court defined a variance as:

> *"An authority to a property owner to use the property in a manner forbidden by the ordinance."*

The owners seeking variations are expected to bear a "higher burden of proof". Where a request for a variation is not unique or changes the essential character of the area, the petitioner should seek an amendment to the zoning code that would then apply throughout the district, rather than a variation. Variations are meant to be used sparingly, which is intentional as suggested in a reference from the case of *Real Properties v. Board of Appeals of Boston* that reads:

> *"The power of variances is to be sparingly exercised and only in rare instances and under exceptional circumstances peculiar in their nature and with due regard to the main purpose of a zoning ordinance to preserve the property rights of others."*

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Here are a couple of examples of variation requests that have hardships:

1. A platted lot that is uniquely shaped and when the zoning code is applied, interferes with the buildable area of the lot.

2. Unusual topography or natural conditions within a parcel.

These are a few variations requests that do not include hardships:

1. The cost of a project would be greater if it were constructed in an area that would be otherwise permissible.

2. Request to accommodate the size of one's family or personal health issues.

3. Request to expand beyond conditions created by a previous owner. For example, the previous owner may have elected to build the structure up to the setback line even though there was ample space to provide more distance from the property line.

In conclusion, a hardship is not just ordinary inconvenience or difficulty and the owner must be able to show that there is an inability to make reasonable use of the land. The hardship or difficulty must be unique and should not generally apply to other properties. Hardships cannot be self-created, which even applies to action taken by previous owners, including work performed without a permit. According to the courts, a hardship does not include a potential for economic loss or less than maximum return. Finally, the use or modification must not alter the essential character of the area. The ultimate question that must be asked is "Is the property owner deprived of rights or deprived of their desires?"

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

CLEAR PAGES

APPLICATION FOR VARIATION

For the property at 580 Duane Street 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: 580Duane LLC

Address: 608 S Washington St Ste 100, Naperville, IL 60540

Home Phone No.: 630.984.4701 Cell Phone No.: 630.532.9392

Fax No.: 630.984.4701

E-mail: cj.mccann@kw.com, pete@etopsuccess.com

Ownership Interest in the Property in Question:

Property is owned by 580Duane, LLC.
CJ McCann - 630.532.9392 / cj.mccann@kw.com
Pete Economos - 630.363.6832 / pete@etopsuccess.com

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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):

NA

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

NA

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.

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III. PROPERTY INFORMATION:

Common address: 580 Duane St, Glen Ellyn, IL 60137

Permanent tax index number: 05-11-322-011

Legal description:

That part of Lot 10 in Owen's Subdivision of Lot 1 (except the North 75 feet thereof) in Block 10 in County Clark's Assessment Division in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, lying South of a straight line described as beginning at the Southwest corner of Lot 3 in Owen's Subdivision aforesaid, and extending Westerly to a point in the East line of Lot 2 in Block 10 in the Counter Clerk's 5th Assessment Division 40 feet South of the Northeast corner of said Lot 2, in

Zoning classification: C5B

Lot size: 49 ft. x 186 ft. Area: 9559 sq. ft.

Present use:

Mixed-use commercial/residential building. Entire building will be used as an office.

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):

This request for variance is to reduce the permissible width of a parking space from the Village requirement of 9' wide to 8.5' wide.

With the proposed parking lot resurfacing and site improvements, the Village requires the addition of an ADA parking space. The addition of this space takes up the equivalent of 2 existing parking spaces, and therefore, places the project in non-compliance with total required parking spaces.

To maintain the total parking space count as required by zoning, we request a reduction in the parking width to 8.5' from the Village required 9'. This will allow us to stripe an additional parking space and provide the ADA parking space while maintaining the existing footprint of the parking lot.

The proposed use of the building is as an office use, which is the same as the previous use of the building.

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Estimated date to begin construction: As soon as possible

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

Jerry M. Pilipowicz, PE
SMP Projects PLLC
620 West Fullerton Parkway, Chicago, IL 60614
Architect

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 lot size of the property is an existing condition and does not currently have an ADA parking space. The parking lot at the rear of the building is maximized and does not allow for an additional parking space without impacting the exterior programmed lower level patio space.

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):

If no variance is granted, the parking lot would need to encroach approximately 4' into the exterior lower level patio. As this space is small, the additional 4' reduction would make the space undesirable and negatively impact the function of the building.

OR

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

The project is an adaptive re-use of an existing building and parking lot. The project team is working within the constraints of existing conditions with the intent of not increasing the current developed area. The parking lot is being replaced due to the existing surface exceeding its useful life and will largely be replaced in-kind.

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 variance will not alter the essential character of the locality of the property in question. By adding and ADA space while maintaining the current parking count, it will enhance access to the property without disturbing the character.

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:

The project is working within the existing paved limits of the parking lot and is working to not increase the existing site impervious area beyond what is there currently. Should the project exceed 300sq-ft of new impervious area, additional stormwater management regulations would apply but difficult to implement efficiently in an adaptive re-use scenario.

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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:

The variance would maintain the currently approved off-street parking count. All parking would be managed on-site and will not impact any neighboring properties as well as maintain existing landscape buffers. In addition, 8.5' wide parking spaces are very common in urban and suburban locations and will be adequate to comfortably park a vehicle.

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 not based on a desire to make more money out of the property in question, but rather to supply an ADA parking space while maintaining the current zoning requirements for parking spaces. The objective is to make the site and building accessible per the ADA while maintaining the current site characteristics.

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.

The size and layout of the property was not created by anyone presently having interest in the property or by the applicant. The applicant is desirous to fulfill the Village's requirement for an ADA parking space.

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 be a benefit to the public welfare by providing an ADA parking space while maintaining the current parking count.

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6. Provide evidence that the proposed variation will not:

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

The project will replace the parking lot in-kind and the developed team is attempting to work within the existing paved footprint of the site as much as possible.

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

The parking lot will service the same number of vehicles as today and we do not believe there will be any additional risk from fire or other dangers. The addition of an ADA space will provide a safe route for people with these needs.

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

By maintaining the existing footprint of the site and by adding an ADA space, the project will not impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village. We believe the that making the site accessible will be a benefit to all users of the building.

d. Diminish or impair property values within the neighborhood;

By working within the same footprint of the existing site impervious area, we do not believe this will negatively impact surrounding property values.

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

The variation will not unduly increase traffic congestion in the pubic streets or highway as we will provide the same number of parking spaces as exist today.

f. Create a nuisance; or

The variation will not create a nuisance. It will be a benefit by creating ADA parking which is necessary for access for all to the building.

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g. Results in an increase in public expenditures.

The variation will not increase public expenditures.

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

This zoning variation is the minimum variation as an 8.5' wide parking space is widely regarded as an acceptable parking stall width in urban and suburban areas.

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

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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.

Date	Print Name	Signature of Applicant
8/13/2024 | 10:20 EDT	Pete Economos	Signed by: Pete Economos 19D8994CFB44B8F8...
8/13/2024 | 09:32 EDT	Charles McCann	DocuSigned by: Charles McCann 9CE26F6AA41B4B6...

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OWNERSHIP BY A CORPORATION

Date: 8/13/2024 | 10:20 EDT

Address: 580 Duane St, Glen Ellyn, IL 60137

Legal Description:

OWENS SUB OF LOT 1 ETC /MEAS ON E LN/ S 197.4 FT

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

Name:	Catherine and Peter Ecc	Address:	1831 Wingate Ln Wheaton	%	22.22222
Name:	Charles McCann	Address:	341 Cumnor Ave Glen Ellyr	%	22.22222
Name:	Amy Stachowiak	Address:	21W124 22nd St Lombard	%	11.11111
Name:	Margaret Giffin	Address:	4 Ellyn Ct Glen Ellyn	%	11.11111
Name:	John Garry	Address:	25W322 Thomas Rd Whea	%	5.55555
Name:	Beth Garry	Address:	25W322 Thomas Rd Whea	%	5.55555
Name:	David Vivoda	Address:	2283 Westminster St Whea	%	11.11111
Name:	Giuseppe Ariano	Address:	1144 N Mare Barn Ln Addi	%	11.11111
Name:		Address:		%	
Name:		Address:		%	
Name:		Address:		%	
Name:		Address:		%	
Name:		Address:		%	
Name:		Address:		%	
Name:		Address:		%	
Name:		Address:		%	

Docusign Envelope ID: 8B4AEB08-42C8-4A8D-A0CA-0FBE2CF68D61

Affidavit Affirming No Conflict of Interest

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

1. My name is _____, and I hold the position of

   _____ for _____ ("***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: _____

Title: _____

Owner's Name: _____

Subscribed and sworn to me this

_____ day of _____, 20____.

_____
Notary Public

KABAL SURVEYING COMPANY

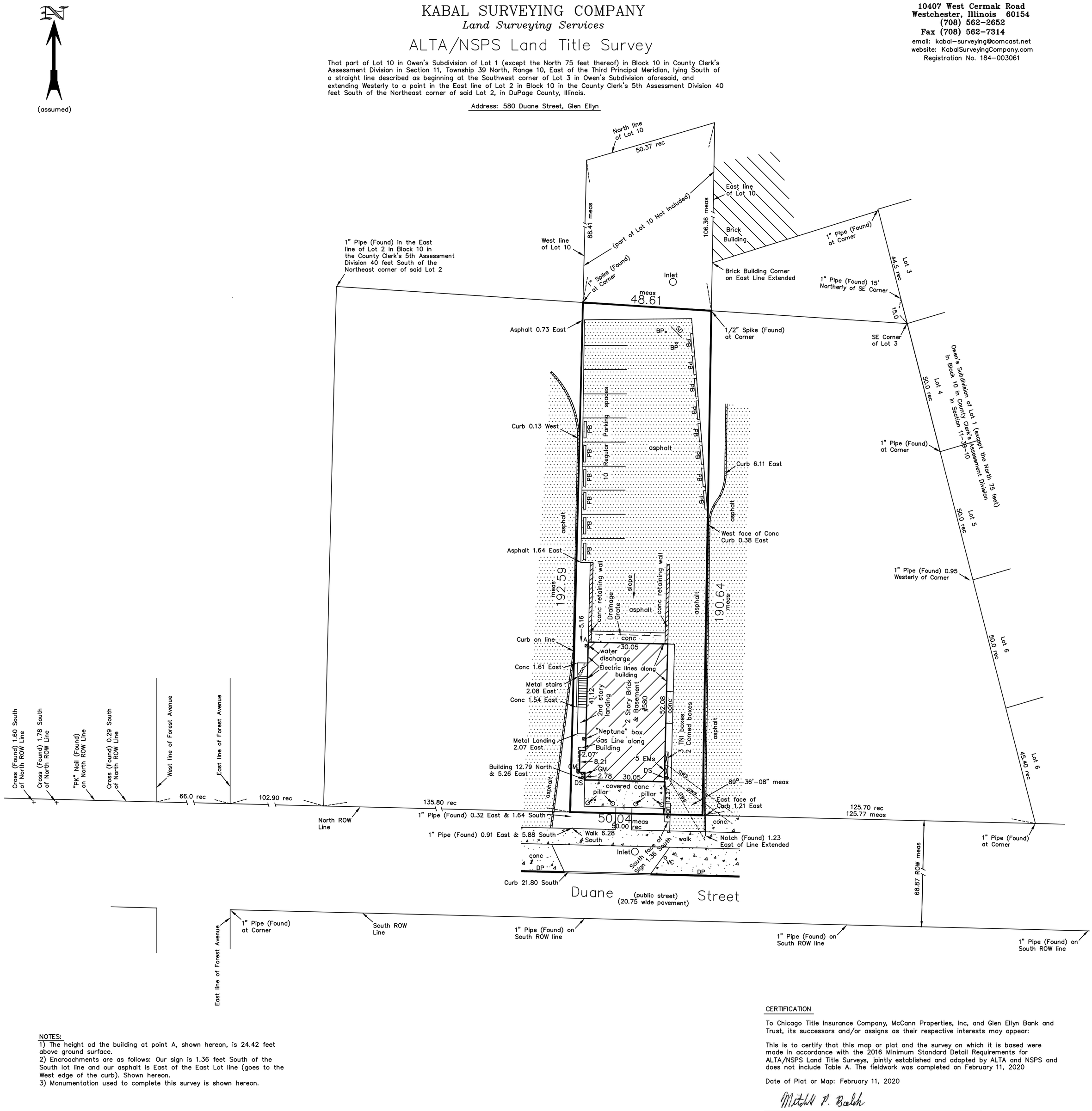
Land Surveying Services

10407 West Cermak Road
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

ALTA/NSPS Land Title Survey

That part of Lot 10 in Owen's Subdivision of Lot 1 (except the North 75 feet thereof) in Block 10 in County Clerk's Assessment Division in Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, lying South of a straight line described as beginning at the Southwest corner of Lot 3 in Owen's Subdivision aforesaid, and extending Westerly to a point in the East line of Lot 2 in Block 10 in the County Clerk's 5th Assessment Division 40 feet South of the Northeast corner of said Lot 2, in DuPage County, Illinois.

Address: 580 Duane Street, Glen Ellyn



NOTES:
1) The height od the building at point A, shown hereon, is 24.42 feet above ground surface.
2) Encroachments are as follows: Our sign is 1.36 feet South of the South lot line and our asphalt is East of the East Lot line (goes to the West edge of the curb). Shown hereon.
3) Monumentation used to complete this survey is shown hereon.

LEGEND
meas = measured, S = South, pp = power pole
rec = record, E = East, W = West, LP = light pole
R.O.W. = right-of-way, PB = parking bumper
conc = concrete, wv = water valve, BP = bumper post
pch = porch, N = North, EM = electric meter
DP = depressed curb, GM = gas meter, VC = valve cover
aw = aerial wire, CB = catch basin, DS = downspout
TNI = Telephone Network Interface, SD = satellite dish

Area of property is approximately 9,447 square feet

☐ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed February 11, 20 20

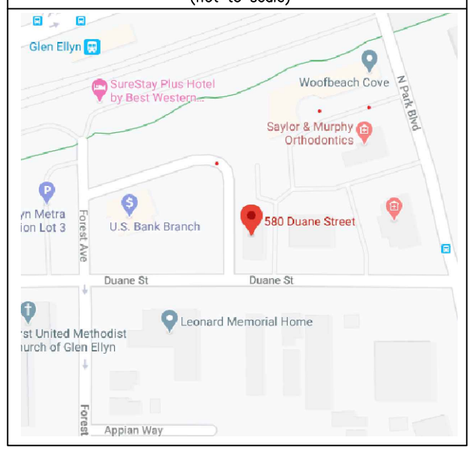
Building Located February 11, 20 20

Scale: 1 inch = 25 ft.

Order No. 000195

Ordered By: Kasey Coughlin, Attorney at Law

Vicinity Map
(not to scale)



Chicago Title Insurance Company
Commitment Number: 20GNW840040WH
Commitment Date: January 24, 2020
Proposed Insured: McCann Properties, Inc, and Glen Ellyn Bank and Trust, its successors and/or assigns as their respective interests may appear

Mitchell P. Balek
035-003250
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
Westchester, Illinois

ORIGINAL SEAL IN RED

CERTIFICATION

To Chicago Title Insurance Company, McCann Properties, Inc, and Glen Ellyn Bank and Trust, its successors and/or assigns as their respective interests may appear:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and does not include Table A. The fieldwork was completed on February 11, 2020

Date of Plat or Map: February 11, 2020

Mitchell P. Balek

Mitchell P. Balek Registration Number 035-003250

Graphic Scale (feet)

0 20 40 60

This professional service conforms to the current Illinois minimum standards for an ALTA/NSPS survey

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

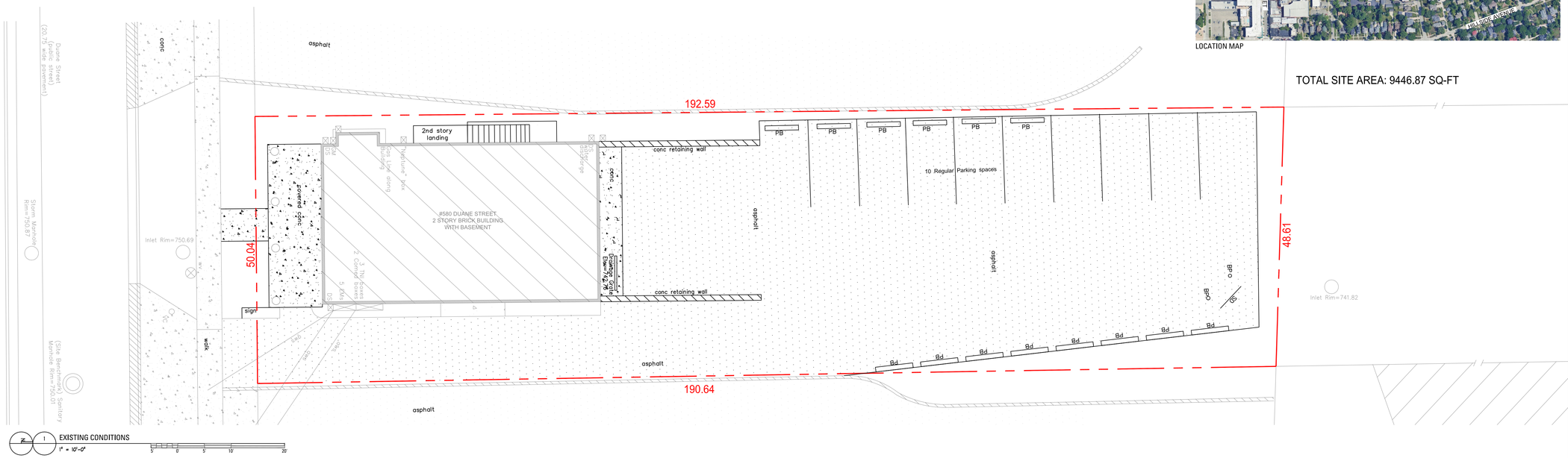
Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2020

580 DUANE STREET
GLEN ELLYN, Il 60137

LOCATION MAP

TOTAL SITE AREA: 9446.87 SQ-FT


Duane Street
(public street)
(30.75' wide pavement)
Storm Manhole
Rim=750.87
(Site Benchmark) Sanitary
Manhole Rim=750.01
Inlet Rim=750.69
Inlet Rim=741.82
asphalt
concrete
192.59
190.64
50.04
48.61
2nd story
landing
#580 DUANE STREET,
2 STORY BRICK BUILDING,
WITH BASEMENT
Telephone box
Elec Light along
Building
Gas
Meter
Gas
Storage
conc retaining wall
conc retaining wall
10 Regular Parking spaces
PB
BPO
sign
Elec Pedestal
Elec Pedestal
3 TNJ Boxes
2 Comcast Boxes
5 AT&T Boxes
DS
DS
W
W
W

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

Meeting 10/24/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2024-738)

DOC ID: 2024-738

Public Hearing - 880 Roosevelt Road - Sign Variations

Statement of the Issue:
Starlite Media LLC on behalf of Phillips Edison is requesting the following variations to the Glen Ellyn Sign Code.

1. 4-5-15 (A) to allow for up to two (2) electronic message boards to be wall mounted in lieu of being attached to a free-standing sign.
2. 4-5-15 (E) to allow for electronic message boards to display text and graphics that are not located on a black or "paper white" background.
3. 4-5-15 (G) to allow for the message displayed to change at intervals of 8 seconds instead of the allowed 15 seconds.

Analysis:
PROJECT SUMMARY:

The applicant is submitting a request before the Plan Commission for variations to allow for the installation of two electronic message board signs at the property commonly known as Baker Hill Shopping Center, 880 Roosevelt Rd. The proposed signs are not compliant with the Glen Ellyn Sign Code and the signage type had not previously been considered for shopping centers, necessitating a variance.

The property is in the C6 commercial zoning district. The signs would be located on wall space between tenants on either side of the shopping center identified as locations "A" and "B" in the applicant's sign permit submittal attached, one mounted to the right of Massage Envy (840 Roosevelt Rd.), location "A" and the second sign located to the right of Westside Children's Therapy (910 Roosevelt Rd.), location "B" . The proposed signs are wall mounted, in variation from the allowed freestanding electronic message board signs. The signs are comprised of 55-inch Samsung OH55 Outdoor Display screens in a wall mounted unit. The sign dimensions with the mounting unit are 28.8" length by 62.4" height and 7.4" width.

The applicant has stated that the purpose of the proposed electronic message boards is to communicate with patrons within the shopping center and believes the placement of the electronic message boards on the wall would be most effective. Signage use includes displaying critical public messages (health, safety, weather, and emergency alerts), general public service announcements, a

center directory, and tenant/center promotions, supported by sponsor messages for goods and services sold at Baker Hill. The electronic message boards would not emit noise or light to the neighboring properties and would be turned off when the shopping center is closed.

SURROUNDING USES:

Surrounding Land Uses	Surrounding Zoning
North: Condominium	C6 Commercial
South: Commercial & Multi-Family Residential	C4 Commercial & R3 Residential
East: Commercial	C6 Commercial
West: Commercial	C6 Commercial

PUBLIC NOTICE:

Notice of the public hearing was published in the October 7, 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.

EVIDENCE AND FINDINGS:

The Sign Code states that the Plan Commission shall not recommend approval of a variation request unless the Commission makes positive findings based on the evidence presented that all the following standards have been met:
(1) The request complies with the statement of purpose found in Section 4-5-2 of the Sign Code; and
(2) The plight of the owner is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment and the conditions upon which the request is based are not generally applicable to other property within the same zoning district; and
(3) The variation, if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located; and
(4) The variation, if granted, would have no adverse impact on the existing or desired character of the surrounding area; and
(5) The variation, if granted, would not endanger public health, safety or welfare.

For the purpose of supplementing the above standards, the Plan Commission, in making its findings and recommendation may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:
(1) That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
(2) 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;
(3) That the variation is the minimum variation necessary; and

(4) That 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.

Budget Impact:
Not Applicable.

Contribution to Strategic Plan

Action Requested:
The Plan Commission is being asked to consider the petitioner's request for a sign variation and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the project, the PC may wish to recommend conditions requiring that:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the October 24, 2024, Plan Commission meeting.

2. A building permit shall be obtained before construction commences on the project.

Attachments:
1. Aerial Map
2. Zoning Map
3. Sign Variation Application
4. Sign Application and Specifications

GISConsortium | Aerial Map - 880 Roosevelt Road

Legend

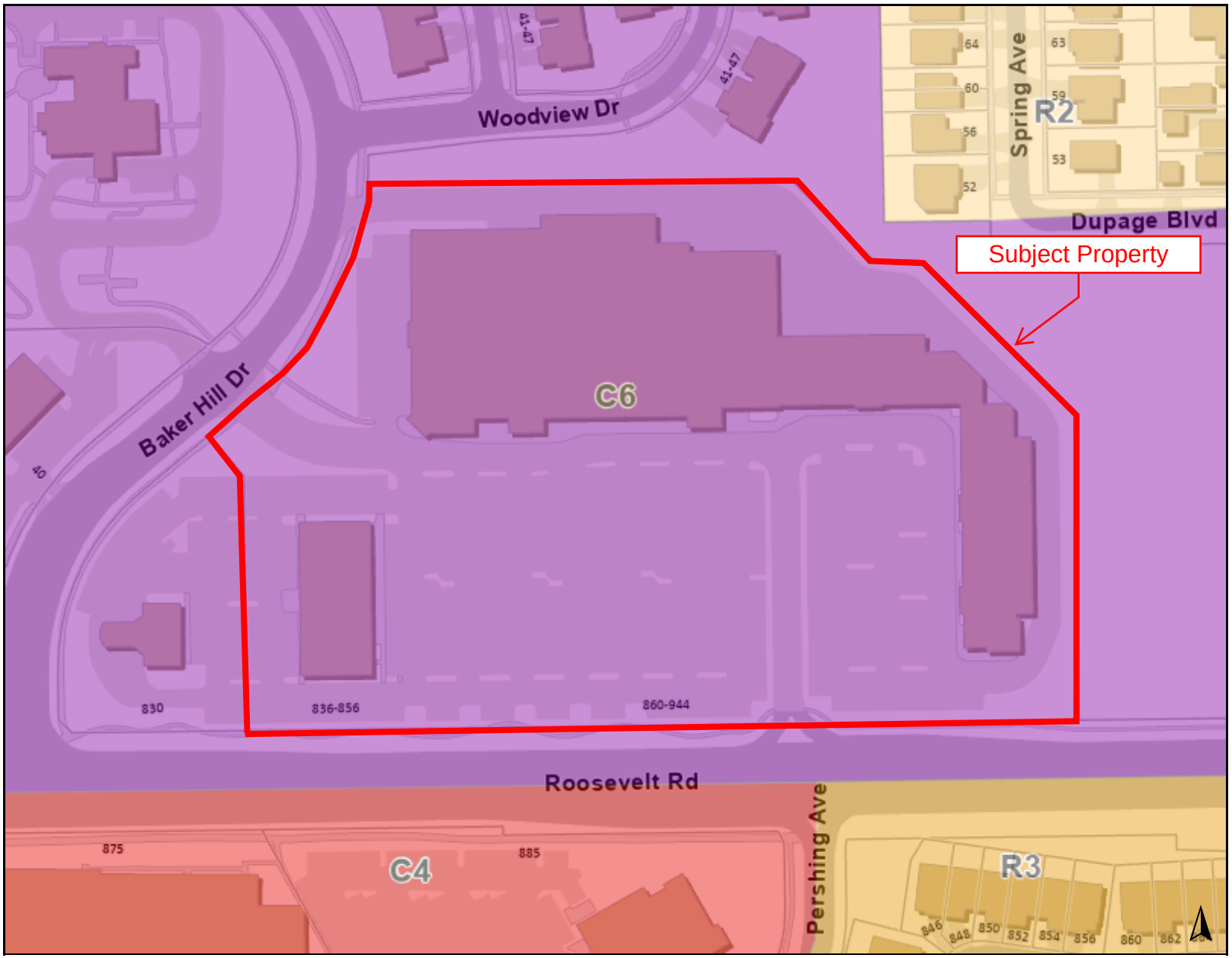
0 300 600 ft

Print Date: 10/15/2024

Notes

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

GISConsortium | Zoning Map - 880 Roosevelt Road



Legend

Zoning and Development

Zoning

- C4: Office District
- C6: Commerical/Multi-Use Planned Development District
- R2: Single Family Residential District
- R3: Multi-Family Residential District

0 300 600 ft

Print Date: 10/15/2024

Notes

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

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

CLEAR ALL PAGES

APPLICATION FOR SIGN VARIATION

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 as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

Name: **Starlite Media LLC**

Address: **360 Central Ave. Suite 800 Saint Petersburg, Fla. 33701**

Phone No.: **(646) 717-6540; (614) 562-6118** Fax No.: _____

E-mail: **RRathke@starlitemedia.com; MRzymek@starlitemedia.com**

Ownership Interest in the Property in Question: **0%**

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

Baker Hill LLC
C/O Phillips Edison & Company
11501 Northlake Dr.
Cincinnati, Ohio 45249

II. PROPERTY INFORMATION

Common address: **880 Roosevelt Rd. Glen Ellyn, Ill 60137**

Permanent tax index number: **05-13-330-026** Zoning classification: **C6**

Present use: **Shopping Center**

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

4-5-15 (A)

Message boards (manual changing or electronic) shall be allowed subject to the following regulations, in addition to all other applicable regulations in this chapter:

(A)Message boards shall be erected only by attachment to a freestanding sign. Only one message board per property is allowed. Manually changing message boards are allowed in all zoning districts. Electric message boards shall only be permitted as expressly identified herein below.

Variations Requested:

Wall mounted electronic message boards within Baker Hill Shopping Center (Baker Hill.

Up to 3 electronic message boards to be allowed within Baker Hill.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

See Attached

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

The variance is de minimums. The purpose of the electronic message boards is to communicate with patrons within the shopping center. As a result, the placement of the electronic message boards on the wall is the most effective.
Since the Village has already allowed other digital advertising signs on charging stations currently operating at Baker Hill, rigid compliance with the zoning requirements is not necessary to preserve the public policy behind the current zoning regulations.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

The three electronic message boards would not have any impact on the properties around Baker Hill. The electronic message boards will be mounted to the wall and cannot be seen from properties adjacent to the center. The other properties will not hear any noise from the electronic message boards. The light from the electronic message boards will not reach adjacent properties. The electronic message boards will be turned off when Baker Hill is closed.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

The electronic message boards will be consistent with the existing character of the surrounding commercial area. The electronic message boards will help to boost the sales for the tenants at Baker Hill which will lead to less vacant store fronts in the shopping center. The electronic message boards will not change the environmental conditions for any of the adjacent properties and will enhance the surrounding area.

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

A decision to allow the electronic message boards would have a positive impact on the public health, safety and welfare of the neighborhood and the citizens of the Village of Glen Ellyn. The purpose of the electronic message boards will be to display critical public messages (health, safety, weather and emergency alerts), general public service announcements, a center directory, and tenant/center promotions, all supported by sponsor messages for goods and services sold at Baker Hill. The electronic message boards are placed completely within the center and located to show its messaging solely to shoppers within Baker Hill.

B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may 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 purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

See attached.

2. Provide evidence 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:

At the time Baker Hill was constructed, the use of electronic message board within Baker Hill was not contemplated.
The free speech rights of Phillips Edison and Starlite would be infringed by denial of the variance. The electronic message boards include public service announcements such as informing patrons at Baker Hill that dangerous weather is approaching, reminding the patrons to not leave children or pets in a locked car and provide important information from local officials including law enforcement.

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

The variance is de minimums. The electronic message boards are a size appropriate to Baker Hill so the deviation from the zoning requirements is minor.
Since there are other digital advertising signs currently in operating on charging stations at Baker Hill, rigid compliance with the zoning requirements is not necessary to preserve the public policy behind the current zoning regulations. The electronic message boards would be less intrusive because they are geared to pedestrian customers at Baker Hill as opposed to the current digital signs operating at Baker Hill which are located in the parking lot and oriented toward drivers.

4. Provide evidence that 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:

The electronic message boards will boost the sales for the tenants at Baker Hill which will lead to less vacant store fronts in the shopping center.

The electronic message boards will help the tenants at Baker Hill to compete with online retailers.

Please add any additional comments which you believe may assist the PC in reviewing this application:

The electronic message boards will be ancillary to the principal commercial use and in context with the surrounding commercial uses and neighborhood character for the Roosevelt Road area.

There will be no permanent alterations to the existing building size, bulk, set back and site. The electronic message boards are solely intended to promote business sales and viability.

The electronic message boards will not negatively affect the development procedures, since this is a very simple project. This project will not require phased development and will not negatively affect other development projects or improvements in the Roosevelt Road area.

The electronic message boards will be harmonious and in accordance with specific and general objective of the plans for the Roosevelt Road area and the zoning code of Glen Ellyn by promoting business viability and revenue generation in the Roosevelt Road area and will boost the corridor's economic vitality.

The electronic message boards will be adequately served by existing public facilities because the site is largely serviced by the standard utilities and will not require any

VIII. 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 Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

Date	Print Name	Signature of Applicant
04/25/2024	**Robert Rathke**	Robert Rathke
4-25-24	**Michael Rzymek**	Michael Rzymek

OWNERSHIP BY A CORPORATION

Date: 4/25/2024

Address: **880 Roosevelt Road Glen Ellyn, IL**

Legal Description: OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF FIRST ADDITION TO ROOSEVELT GARDENS HOMESITES AND SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING SUBDIVISIONS IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS AND RECORDED OCTOBER 1, 1997 AS DOCUMENT R97¬147931. PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED B8Y RESTRICTION AND EASEMENT AGREEMENT RECORDED OCTOBER 1, 1997 AS DOCUMENT R97¬147933 MADE BY PINNACLE CORPORATION, D/BIA TOWN & COUNTRY HOMES TO CEB BAKER HILL, L.L.C. FOR UTILITIES AND TO DISCHARGE SURFACE STORM DRAINAGE AND/OR RUNOFF OVER OUTLOT 49 IN BAKER HILL SUBDIVISION AFORESAID. PARCEL 3: EASEMENTS FOR INGRESS. AND EGRESS AND UTILITIES AND PARKING FOR THE BENEFIT OF PARCEL 1 AS CREATED BY OPERATION AND EASEMENT AGREEMENT DATED JULY 9, 1998 AND RECORDED JULY 13, 1998 AS DOCUMENT R98¬138302] AS AMENDED BY AMENDMENT NUMBER 1 RECORDED FEBRUARY 9, 2010 AS DOCUMENT NUMBER R2O10¬018654

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

Name: **Phillips Edison** Address: 11501 Northlake Dr. Cincinnati, Ohio 45249 % **100**

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

Name: _____ Address: _____ %_____

AFFIDAVIT OF AUTHORIZATION

I, Baker Hill Station LLC owner of the property described as

PARCEL 1: OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF FIRST ADDITION TO ROOSEVELT GARDENS HOMESITES AND SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING SUBDIVISIONS IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS AND RECORDED OCTOBER 1, 1997 AS DOCUMENT R97-147931. PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED B8Y RESTRICTION AND EASEMENT AGREEMENT RECORDED OCTOBER 1, 1997 AS DOCUMENT R97-147933 MADE BY PINNACLE CORPORATION, D/BIA TOWN & COUNTRY HOMES TO CEB BAKER HILL, L.L.C. FOR UTILITIES AND TO DISCHARGE SURFACE STORM DRAINAGE ANDIOR RUNOFF OVER OUTLOT 49 IN BAKER HILL SUBDIVISION AFORESAID. PARCEL 3: EASEMENTS FOR INGRESS. AND EGRESS AND UTILITIES AND PARKING FOR THE BENEFIT OF .PARCEL 1 AS CREATED BY OPERATION AND EASEMENT AGREEMENT DATED JULY 9, 1998 AND RECORDED JULY 13, 1998 AS DOCUMENT R98-138302]AS AMENDED BY AMENDMENT NUMBER 1 RECORDED FEBRUARY 9, 2010 AS DOCUMENT NUMBER R2O10-018654.

verify that Starlite Media LLC 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.

Owner Signature

Robert Myers, President
Phillips Edison & Company

Subscribed and sworn to before me this

25 day of April, 2024

Anna M. Sevier

Notary Public

ANNA M SEVIER
Notary Public
State of Ohio
My Comm. Expires
July 30, 2027

SIGNAGE WORKSHEET

List all proposed new, and existing signs to remain, on the establishment, building and property for the specific type of facility

FACILITY TYPES:

- ○ **NONRESIDENTIAL ESTABLISHMENT** *(For one establishment in one building on one property)*
- ○ **NONRESIDENTIAL ESTABLISHMENT** *(For one establishment if more than one establishment is in the building or on the property)*
- ◉ **MULTI-TENANT DEVELOPMENT** *(For a development with more than two establishments on one property)*
- ○ **OFFICE COMPLEX** *(For a development with more than one business office on one property)*
- ○ **RESIDENTIAL DEVELOPMENT** *(For a development with more than twenty dwelling units on one property*
- ○ **MULTI-FAMILY DWELLING** (*For a development with more than three dwelling units on one property)*
- ○ **PARK OR PUBLIC RECREATION FACILITY**
- ○ **OTHER FACILITY - *DESCRIBE:*** _____

SIGN TYPES: ***(*Please specify one of the following sign types)***
Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. *(Sign Definitions Section 4-5-3)*

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	◉	○	Electronic Message Board	62 7/16 x 35	15.75 Sq.FT	90'
	Words/Symbols:					
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
2	◉	○	Electronic Message Board	62 7/16 x 35	15.75 Sq.Ft	90'
	Words/Symbols:					
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
3	◉	○	Electronic Message Board	62 7/16 x 35	15.75 SqFt	90'
	Words/Symbols:					
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
4	○	○				
	Words/Symbols:					
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
5	○	○				
	Words/Symbols:					
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
6	○	○				
	Words/Symbols:					
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
7	○	○				
	Words/Symbols:					
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
8	○	○				
	Words/Symbols:					

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: **Installation of 3 electronic message boards at Baker Hill**

II.

III. OWNER:

A. Owner of Property: **Baker Hill LLC**

B. Owner's Address: **11501 Northlake Dr. Cincinnati, Ohio 45249**

C. Owner's Home Phone Number: **(513) 746-2554** Fax: _____

D. Owner's Work Phone Number: **(513) 551-9630**

E. Owner's E-mail: **AJenzen@phillipsedison.cpm**

F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

IV. PERSON MAKING REQUEST (Petitioner):

A. Name of Petitioner: **Starlite Media LLC**

B. Petitioner's Address: **360 Central Ave. Suite 800 Saint Petersburg, Fla 33701**

C. Petitioner's Home Phone Number: _____

D. Petitioner's Work Number: **(646) 717-6543; (614) 562-6118**

E. Petitioner's E-mail: **RRathke@starlitemedia.com; MRzymek@starlitemedia.com**

V. LOCATION OF PROPERTY:

A. General Location of Property: **880 Roosevelt Rd**

B. Acreage of Parcel: **13**

C. Permanent Index Number(s): **05-13-330-026**

D. Legal Description (Please attach)

VI. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In

many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Community Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Community Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Community Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Community Development but shall be no less than $500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below $300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below $300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the

fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Community Development Director for a refund of his or her remaining escrow balance. The Community Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.

Robert Rathke
Petitioner

Robert Myers by Michael Rzymek
Owner

Date: 4-25-24

Village of Glen Ellyn

By: _____
Community Development Director

Date: _____

Affidavit Affirming No Conflict of Interest

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

1. My name is **Michael Rzymek**, and I hold the position of **Consultant** for **Starlite Media LLC** ("***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: Michael Rzymek

Title: **Consultant**

Applicant's Name: Michael Rzymek

Subscribed and sworn to me this

26 day of APRIL, 2024.

Brett A. Miller

Notary Public

BRETT A. MILLER, Attorney at Law
Notary Public, State of Ohio
My commission has no expiration date.
Section 147.03

Requested Variation Complies with Sign Code 4-5-2 Statement of Purpose

(A) Effective communication: A reasonable, orderly, and effective display of signs is to be promoted by authorizing the use of signs which:

1. Are legible in the context in which they are viewed;

The electronic message boards are located within the Baker Hill Shopping Center (Baker Hill) to directly communicate with shoppers within Baker Hill.

2. Are appropriate to the functions to which they pertain

The electronic message boards will display various messaging and advertisements for products and services sold at Baker Hill, which will reduce the number of signs necessary for the tenants at Baker Hill to advertise its products.

3. Clearly and efficiently identify and classify the goods, services, facilities, activities and locations made available to the community by businesses, community service organizations and other enterprises

The electronic message boards are part of an initiative to enhance the viability of Baker Hill and advance communication with shoppers, tenants, and the community at large at Baker Hill. The electronic message boards will be to display critical public messages (health, safety, weather and emergency alerts), general public service announcements, a center directory, and tenant/center promotions, all supported by sponsor messages for goods and services sold at Baker Hill.

4. Eliminate or reduce the "canceling out" effect created by the inappropriate placement of signs in proximity to one another.

The electronic message boards will reduce the number of tenants advertising signs at Baker Hill.

(B) Public welfare: The public health, safety and welfare is to be preserved, protected and promoted through sign regulations which:

1. Recognize that signs are a necessary means of visual communication for the convenience of the general public taken as a whole, as opposed to the convenience of any individual person;

The electronic message boards will be used to display critical public messaging (health, safety, weather, and emergency alerts), public and community service announcements, a center directory, and tenant/center promotions.

2. Minimize the blighting influences posed by visual clutter, decay and neglect;

The electronic message boards reduce visual clutter by having three high quality electronic message boards in three prime locations.

3. Reduce distractions, obstructions, and hazards to pedestrian and automobile traffic caused by the indiscriminate placement and use of signs and to protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting or illegible signage;

The electronic message boards will be unobtrusively installed on the wall fully within Baker Hill in full compliance with ADA and all Glen Ellyn regulations.

4. Prohibit the placement of signs which obstruct vision or access in a manner which creates dangerous conditions;

A. The displays are strategically placed to be seen by patrons at Baker Hill and does not distract traffic around Baker Hill.
B. The displays wall mounted location does not obscure the view of pedestrians, cyclists, or motorists at Baker Hill.
C. The displays are placed so as not to distract drivers around Baker Hill.

5. Protect the physical and mental well-being of the general public by encouraging a sense of aesthetic appreciation for the Village's visual environment and ensuring that signs harmonize with their surroundings and are consistent with the character of their community context;

Each electronic message board measures 62 7/16 inches tall x 35 inches wide with the UHD screens protected by shatterproof glass. The digital messaging electronic message boards have a sleek modern design and a slim profile which uses LG 55 outdoor rated display

6. Promote the use of graphics which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscaping, in order to meet the community's expressed desire for quality development;

Each electronic message board has a stainless-steel wall mounting frame and an outdoor related power coat finish on cabinet assembly. The electronic message boards have a sealed electronic environment for such items as computer components and routers

7. Protect the value of the Village's architectural resources, by ensuring that the integrity of the architectural elements and character of buildings and sites to which signs principally relate is maintained;

The displays enhance the appearance at the Baker Hill by having a sleek modern design with enhanced digital graphics for maximum presentation

8. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets in accordance with the downtown, Roosevelt Road and historic Stacy's Corners streetscape plans, and other public structures and spaces, are protected by exercising reasonable controls over the character and design of graphic structures;

The electronic message boards will be harmonious and in accordance with specific and general objective of the plans for the Roosevelt Road area and the zoning code of Glen Ellyn by promoting business viability and revenue generation in the Roosevelt Road area and will boost the corridor's economic vitality.

The electronic message boards will be adequately served by existing public facilities because the site is largely serviced by standard utilities and will not require any additional service.

The installation and maintenance of the electronic message will be done by Starlite at its cost. There is no public cost.

9. Preserve the value of private property by assuring the compatibility of signs with surrounding land uses;

The electronic message boards will be ancillary to the principal commercial use and in context with the surrounding commercial uses and neighborhood character for the Roosevelt Road area.

The electronic message boards will be placed completely within Baker Hill and located to show the messaging solely to shoppers within Baker Hill and not to the surrounding areas.

10. Promote economic development by encouraging a more attractive economic and business climate within the commercial areas of the Village;

The purpose of the electronic message boards is to support the economic viability of Baker Hill.

11. Further the objectives of the comprehensive plan and downtown strategic plan;

The electronic message boards are part of an initiative to enhance the viability of Baker Hill and advance communication with shoppers, tenants, and the community at large at Baker Hill.

12. Protect the general public from damage and injury caused by the faulty and uncontrolled construction and use of signs within the Village

The electronic message boards are placed completely within the center and located to show its messaging solely to shoppers within Baker Hill.

13. Respect the rights of nearby property owners.

The electronic message boards are appropriately sized for the Center, mounted to the wall and cannot be seen from properties adjacent to the center. The other properties will not hear any noise from the electronic message boards. The light from the electronic message boards will not reach adjacent properties. The electronic message boards will be turned off when Baker Hill is closed.

For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may 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 purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

Starlite and Phillips Edison partners with the Federal Emergency Management Agency (FEMA), at no cost to FEMA, to allow FEMA's Integrated Public Alert and Warning System (IPAWS) across the Starlite network. IPAWS is the backbone of America's public alert and warning system by providing timely and life-saving information to the public during emergencies. IPAWS facilitates various types of alerts including:

- Presidential Alerts
- Imminent Threat Alerts
- AMBER Alerts
- Weather Alerts

Starlite and Phillips Edison work with local jurisdictions to provide free messaging.

Starlite partners with local jurisdictions at no cost to advertise such items as its guide to summer activities.

Starlite partners with local law enforcement at no cost to provide reminders to patrons to lock up their car and hide their valuables within their car.

Starlite works with charities to provide no cost or reduced cost messaging:

Starlite partners with the Center for Missing and Exploited Children. If the Center develops information that a missing child may be in a particular area, Starlite and its graphic designers works with the Center to develop an updated picture of the child to advertise as part of its campaign to reunite children and their parents for free.

Starlite works with several veterans charities to allow the charities to advertise their services at a greatly reduced cost such as Disabled American Veterans and Canine Companions.

Phillips Edison has received an award from PETA (People for the Ethical Treatment of Animals) for their campaign on the electronic message boards to remind patrons not to forget young children and pets in hot cars

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

SIGN/CANOPY/AWNING PERMIT APPLICATION (SICA)

Permit #: _____

CLEAR ALL PAGES

Pursuant to the Glen Ellyn Village Code, Title 4 Building Regulations, Chapter 5 Sign Code, the property owner's (or Agent's) signature on this application shall certify the owner's consent to remove existing and install new sign(s), to allow the Village of Glen Ellyn to remove signs at the owner's expense that are abandoned or not maintained, and to indemnify and hold harmless the Village of Glen Ellyn from any claim of injury, damage or loss caused by improper installation, construction or maintenance of the sign(s).

Establishment/Business:
Name *Baker Hill Shopping Center*
Address *880 Roosevelt Rd. Glen Ellyn, Il 60137*

Establishment/Business Owner:
Name (Print) *Phillips Edison* Signature _____
Address *11501 Northlake Dr. Cincinnati, Ohio 45249*
Email *mtorres@phillipsedison.com* Phone *(513) 319-1700*

Property Owner/Agent (if different than business owner)
Name (Print) *Robert Rathke VP (Starlite Media* Signature *Robert Rathke*
Address *360 Central Ave. Saint Petersburg, Fla, 33701*
Email *RRathke@starlitemedia.com* Phone *(646) 717-6540*

Sign Contractor:
Name (Print) _____ Signature _____
Address _____
Email _____ Phone _____

Permit Fees: (write number of each type of sign)

____ Non-illuminated Sign - $100/each	_X_ Illuminated Sign - $150/each	____ Canopy - $95/each
____ Freestanding Sign - $175/each	____ Replacement Panel - $100/each	____ Awning - $95/each

FOR OFFICE USE ONLY: Permit Number:_____ Issue Date: _____
Approved By Building & Zoning Official (Signature):_____ Date:_____
BUILDING FINAL INSPECTION APPROVED BY: _____ Date: _____

List All Proposed New, And Existing Signs to Remain, On the Establishment, Building and Property for the Specific Type of Facility

FACILITY TYPES:

- ○ **Nonresidential Establishment** *(For one establishment in one building on one property)*
- ○ **Nonresidential Establishment** *(For one establishment if more than one establishment is in the building or on the property)*
- ● **Multi-Tenant Development** *(For a development with more than two establishments on one property)*
- ○ **Office Complex** *(For a development with more than one business office on one property)*
- ○ **Residential Development** *(For a development with more than twenty dwelling units on one property)*
- ○ **Multi-Family Dwelling** *(For a development with more than three dwelling units on one property)*
- ○ **Park or Public Recreation Facility**
- ○ **Other Facility** *Describe:* _____

SIGN TYPES: (*Please specify one of the following sign types)
Awning, Breezeway, Canopy, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. *(Sign Definitions Section 4-5-3 of the Village Code)*

SPECIAL EVENT SIGN: *(Section 4-5-7)*
Please complete and submit a separate BANNER PERMIT APPLICATION for Special Event Temporary Banners, Event Direction Signs, and similar signs.

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	●	○	*Message Board*	*62 7/16 x 35*	*15.75 Sqft*	*90'*
	Words/Symbols:					
Sign	**New**	**Existing**	**Sign Type ***	**Dimensions (Length x Width)**	**Sign Area**	**Height**
2	●	○	*Message Board*	*62 7/16 x 35*	*15.75Sqft*	*90'*
	Words/Symbols:					
Sign	**New**	**Existing**	**Sign Type ***	**Dimensions (Length x Width)**	**Sign Area**	**Height**
3	●	○	*Message Board*	*62 7/16 x 35*	*15.75Sqft*	*90'*
	Words/Symbols:					
Sign	**New**	**Existing**	**Sign Type ***	**Dimensions (Length x Width)**	**Sign Area**	**Height**
4	○	○				
	Words/Symbols:					
Sign	**New**	**Existing**	**Sign Type ***	**Dimensions (Length x Width)**	**Sign Area**	**Height**
5	○	○				
	Words/Symbols:					
Sign	**New**	**Existing**	**Sign Type ***	**Dimensions (Length x Width)**	**Sign Area**	**Height**
6	○	○				
	Words/Symbols:					
Sign	**New**	**Existing**	**Sign Type ***	**Dimensions (Length x Width)**	**Sign Area**	**Height**
7	○	○				
	Words/Symbols:					
Sign	**New**	**Existing**	**Sign Type ***	**Dimensions (Length x Width)**	**Sign Area**	**Height**
8	○	○				
	Words/Symbols:					

REMOVAL UPON ABANDONMENT STATEMENT

I/We, as owners of the property, building or structure located at:

880 Roosevelt Rd. Glen Ellyn, Il 60137

hereby agree that in the event the Building & Zoning Official determines any sign on the property, building or structure is abandoned, I we at my/our own expense and within thirty (30) days of the date of written notice from the Building & Zoning Official, will either,

A. Remove or bring the abandoned non-conforming sign and sign structure into conformance with the Village's sign code or,

B. Remove or cover the conforming sign face with an opaque single color material.

DATED: _____

Owner's Name: *Phillips Edison*

Owner's Signature: _____

Joe Schlosser, COO

Owner's Name: Starlite Media LLC

Owner's Signature: Robert Rathke

Robert Rathke VP & General Counsel

Starlite Media as agent for Phillips Edison

N:\Plandev\BUILDING\FORMS\APPLICATIONS\2020\SIGN Permit Application Packet 042020gadocx

INDEMNIFICATION STATEMENT FOR SIGNAGE OVER THE PUBLIC RIGHT-OF-WAY

I/We hereby agree to hold harmless the Village, its officers, employees and independent contractors from any claim, demand or suit, or damage to property or injury including death to persons that arise out of in any way the issuance a Sign Permit for the business located at *880 Roosevelt Rd. Glen Ellyn, Il 60137*.

I/We agree to pay for the cost of defense and hold harmless the Village, its officers, employees and independent contractors, against any judgment and to pay any settlement arising out of such claim or demand, including, but not limited to the full costs of the defense of the Village, its employees, officer and independent contractors, including the employment of attorneys, the payment of court costs and the employment of experts and other parties for work performed relating to the claim, demand or suit. It is also intended that this obligation shall be considered a contractual obligation for insurance contractual indemnity purposes.

DATED: _____

Owner's Name: *Phillips Edison*

Owner's Signature: _____

Joe Schlosser, COO

Owner's Name: Starlite Media LLC

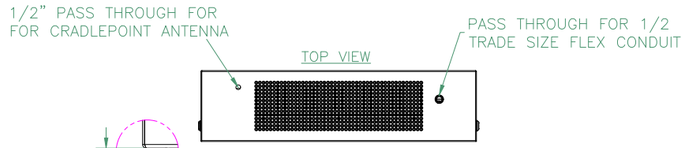
Owner's Signature: Robert Rathke

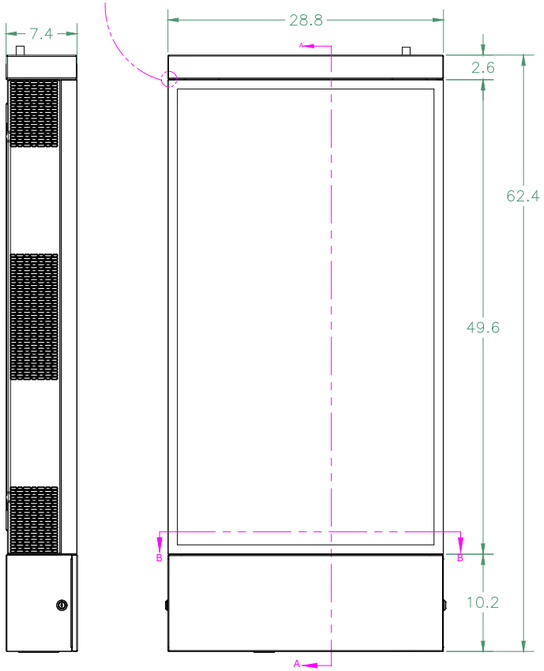
Robert Rathke VP & General Counsel

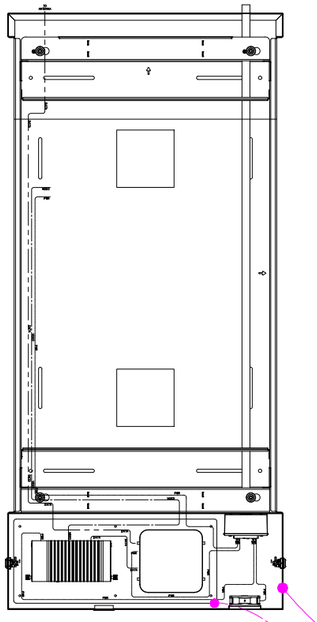
Starlite Media as agent for Phillips Edison

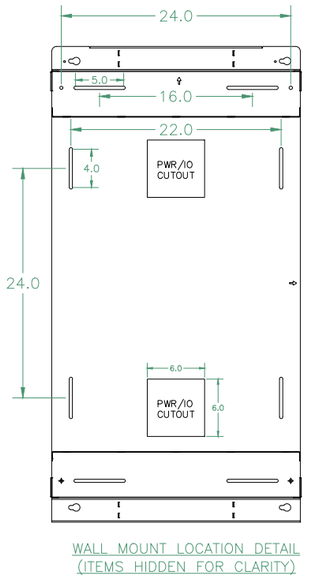
NOTICE: THIS DOCUMENT IS FOR GENERAL PRODUCT REPRESENTATION ONLY. MAY NOT REFLECT CHANGES, RELATING TO BUT NOT LIMITED, OF FABRICATION METHODS, DESIGN CHANGES, INSTALLATION METHOD, ECT. VERIFY TO SITE BEFORE INSTALL

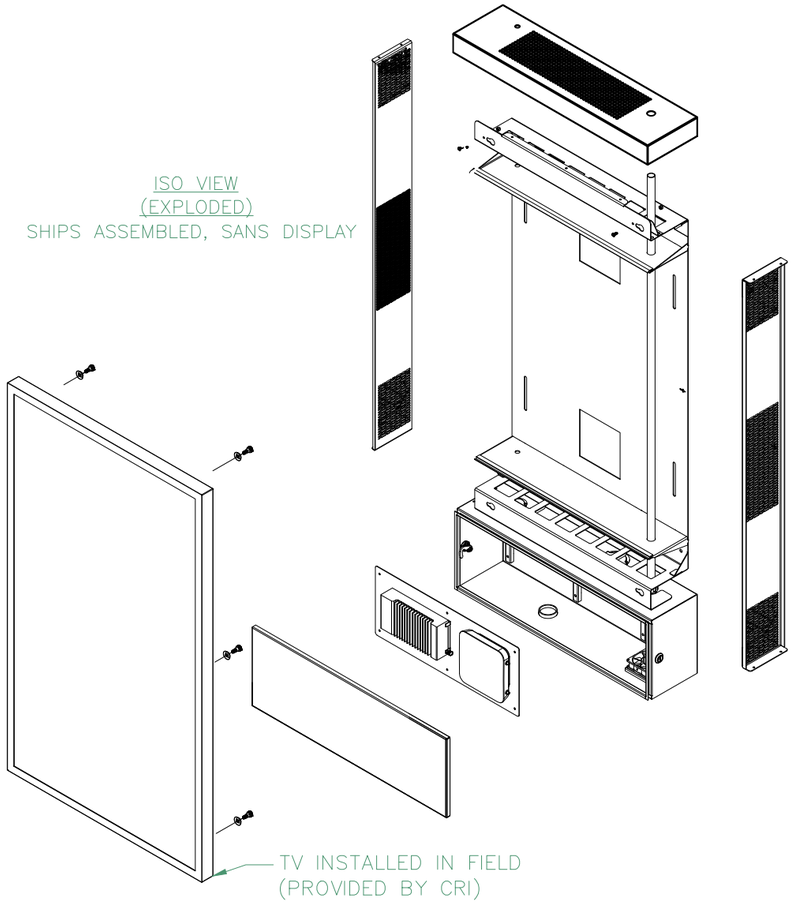
N:\CRI_Creative Realities\44161 - Wall Mount OH55A-S\Engineering\CAD

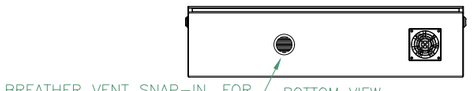


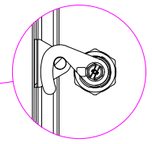


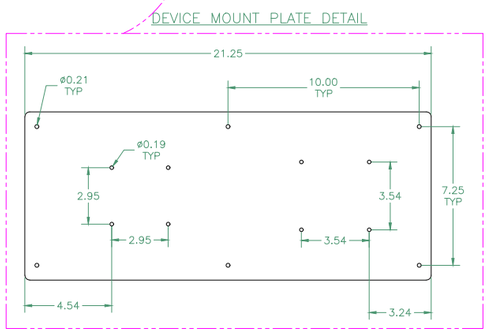


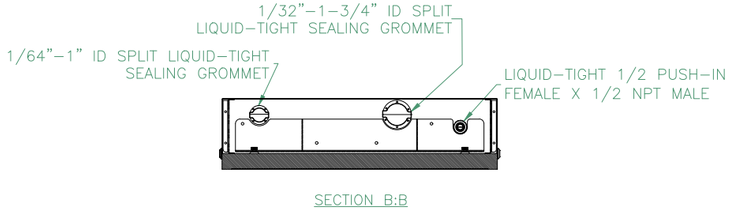


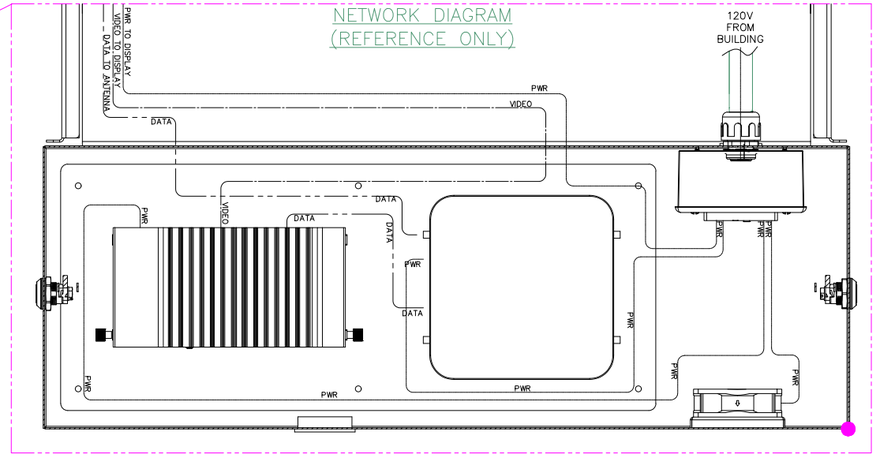












CreativeRealities

NOTES	
WIRE PER CODE, AS REQUIRED WIRING TO BE DONE EITHER IN-FIELD BY OTHERS OR BY DIESEL, PER FINAL QUOTE	Paint/Powder SF
ALL EXTERNAL HDW TO BE SECURITY TORX	Paint/Powder Color
UNIT TO SHIP WITH SECURITY BIT	Est. Weight (lbs)
SHIPS AS SHOWN, SANS DISPLAY. FINAL WIRING IN FIELD.	Next Assembly
	QTY Per Assm

REVISIONS						JOB: ----
REV	DATE	DESCRIPTION	DRWN	CHKD	APPVL	
6	08-30-23	FINAL APPROVAL	ADAM			
5	08-15-23	SAMSUNG UPDATES	ADAM			
4	7-24-23	SINGLE UNIT REDISIGN PER CUSTOMER	JAKE			
3	6-20-23	CHANGES MADE PER CUSTOMER REQUEST	JAKE			
2	6-19-23	FOR APPROVAL OF NEW COMP AND TOP BOX	JAKE			
1	6-13-23	FOR APPROVAL OF NEW COMPONENT ENCLOSURE	JAKE			

CREATIVE REALITIES
WALL MOUNT UNIT (SAMSUNG UHA_55)
OV FOR UPDATED COMPONENT ENCLOSURE
POWDER COAT = TEXTURED BLACK

SIZE	SCALE	DWG NO	REV
B		44161-6-A01	4

NOTICE: THIS DESIGN IS THE PROPERTY OF DIESEL DISPLAYS +INTERIORS AND MAY NOT BE DISCLOSED, COPIED OR DUPLICATED WHOLLY OR PARTLY WITHOUT PRIOR WRITTEN CONSENT OF THE OWNER.

Installation of Electronic Messaging Displays

1 All electrical material installations and connections will be following the NEC (National Electrical Code) and NFPA70.

2 The electrical connections will begin at the house panel ; the size of the conduit (1/2") and circuit (20-amp 110 V, # 12 wire).

3 A two gang weatherproof box with flap cover, containing a 20-amp switch, and GFI outlet will be installed within one to two feet from the top of sign.

4 Six to ten holes will be drilled into the brick walls at least five inches deep. The displays will be flush to the wall and will be secured by 6-10 anchor bolts which are not less 3/8” diameter. The displays will stand 3/8” from the wall surface.

5 The displays will be 28 inches off the ground to be ADA compliant.

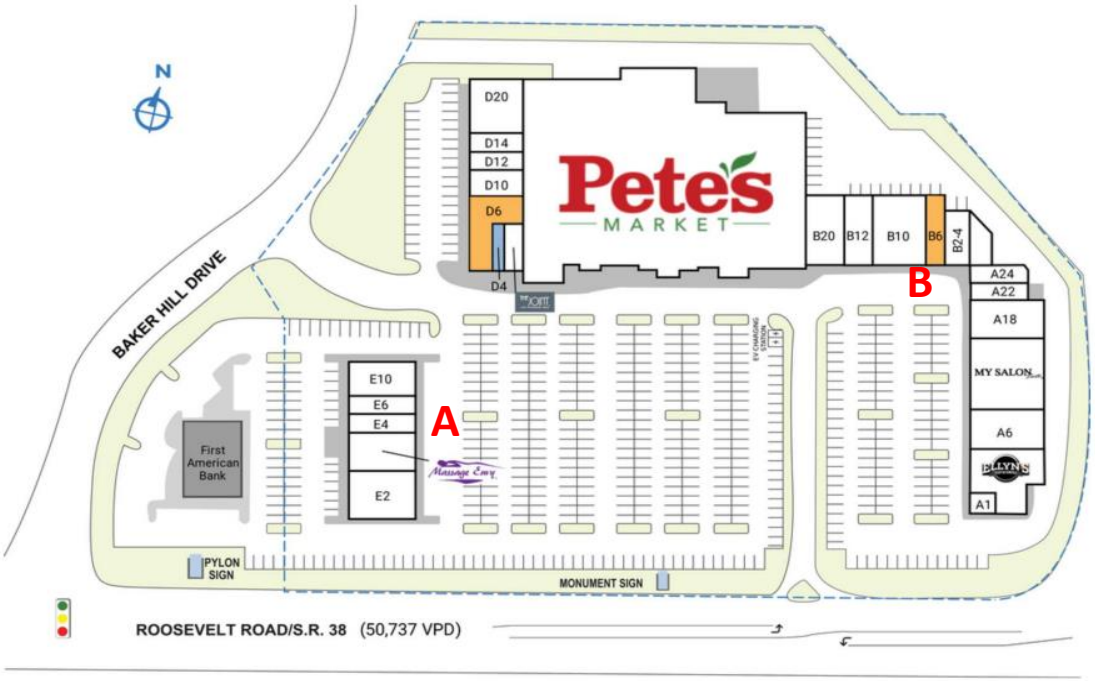
BAKER HILL

880 Roosevelt Road | Glen Ellyn, IL 60137

SPACE	TENANT	SQ. FT.
A1	Pharaoh's Smoke Shop	900 SF
A12	My Salon Suites	6,500 SF
A18	Two Bostons	3,250 SF
A2	Ellyn's	4,500 SF
A22	Sarpino's Pizzeria Glen Ellyn	1,200 SF
A24	Spray of Sunshine	1,200 SF
A6	European Sports	3,250 SF
B10	Westside Children's Therapy	6,000 SF
B12	Baker Hill Dental	2,400 SF
B2-4	TPK Gaming	2,388 SF
B20	Learning Express Toys	3,200 SF
B6	AVAILABLE	1,600 SF
C1	Pete's Fresh Market	72,397 SF
D10	Baker Hill Cleaners & Tailors	1,800 SF
D12	Dragon One	1,200 SF
D14	Beaudee Spa	1,200 SF
D2	The Joint	1,300 SF
D20	Hour of Change Fitness	3,272 SF
D4	LEASED/AVAILABLE	975 SF
D6	AVAILABLE	3,125 SF
E10	Dupage Medical Group	3,200 SF
E2	Strive Martial Arts	4,331 SF
E3	Massage Envy	3,232 SF
E4	Get Smashed... Just Burgers	1,435 SF
E6	V&V Nails	1,500 SF
F1	First American Bank	
TOTAL SQ. FT.		135,355

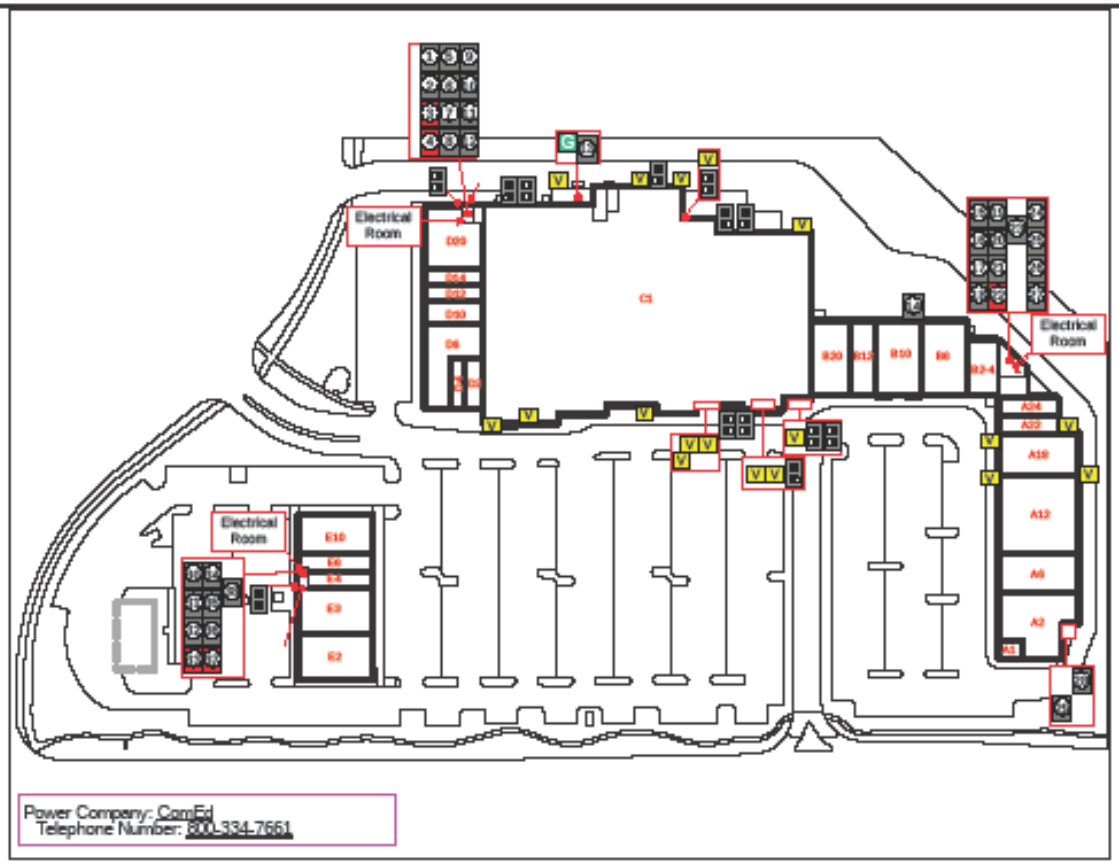
SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

PHILLIPS EDISON & COMPANY



Electric

13		Electrical Outlet
1	G	Generator
5		House Electric Meter
1		Power Co. Box
20		Tenant Electric Meter
18	V	Video Camera

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13 Baker Hill unit A

Installation Proposal	
Device ID	CHIXXX-D0X
Address	880 Roosevelt Road, Glen Ellyn, IL 60137
Location	Mount sign on right side of Massage Envy
Description	Flush wall mount
Unit Type	55” Samsung Pro AV
Mounting	Wall Mounted
Wireless Carrier	T-Mobile (CRI Please confirm)

Installation Overview	
Electric	• 20 AMP 110v • Junction box will be installed 1ft – 2ft above/near unit
Drilling	• 6-10 holes will be drilled into the wall • 6-10 anchor bolts to be installed, which stand out 3/8” from the wall surface • Unit will be at 27” off the ground. (to be ADA Compliant) • Please adhere to proper safety protocols area and secure with cones
Removal	
Duration	Installation will take approximately 3 hours

Contacts	
Property Management	
Starlite Project Management	Paul Arcala 562-619-6934 Oscar Martinez 617-388-2125
CRI Customer Service	Patrick May 512-633-1885

Installation Location

Action Item	Owner
Installation Approval	Phillips Edison
Electric Installation	
Kiosk Installation	Starlite Media

14 Baker Hill unit B

Installation Proposal	
Device ID	CHIXXX-D0X
Address	880 Roosevelt Road, Glen Ellyn, IL 60137
Location	Mount sign on right side of Westside Childrens Therapy
Description	Flush wall mount
Unit Type	55” Samsung Pro AV
Mounting	Wall Mounted
Wireless Carrier	T-Mobile (CRI Please confirm)

Installation Overview	
Electric	• 20 AMP 110v • Junction box will be installed 1ft – 2ft above/near unit
Drilling	• 6-10 holes will be drilled into the wall • 6-10 anchor bolts to be installed, which stand out 3/8” from the wall surface • Unit will be at 27” off the ground. (to be ADA Compliant) • Please adhere to proper safety protocols area and secure with cones
Removal	
Duration	Installation will take approximately 3 hours

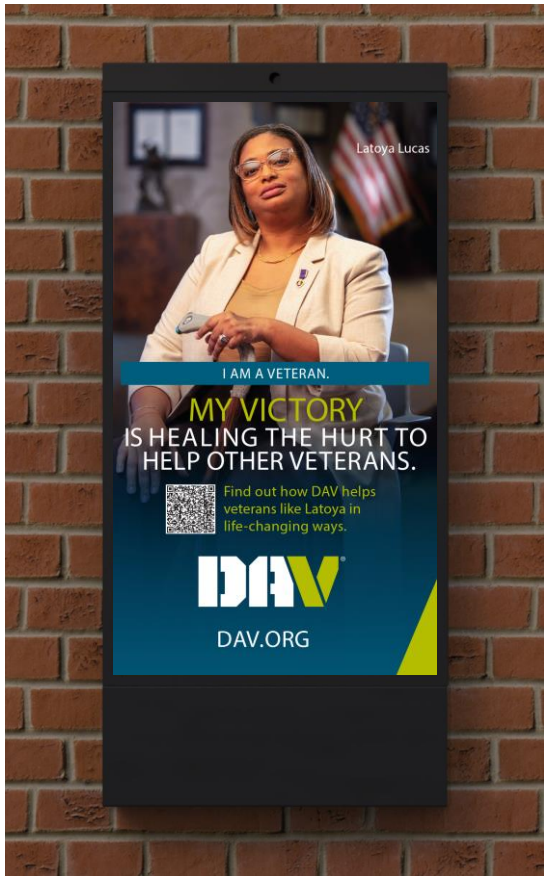
Contacts	
Property Management	
Starlite Project Management	Paul Arcala 562-619-6934 Oscar Martinez 617-388-2125
CRI Customer Service	Patrick May 512-633-1885

Installation Location

Action Item	Owner
Installation Approval	Phillips Edison
Electric Installation	
Kiosk Installation	Starlite Media

Display

55" Outdoor Wall Mounted Display - Samsung		
Manufacturer	**Item #**	**Description**
Chief	PSMO2168	Heavy-Duty Custom Outdoor Mount for Samsung Outdoor 55" Display
Chief	PSMO2168SC	PORTRAIT SIDE COVERS FOR PSMO2168
Cradlepoint	TB5-600C150M-NNN	The Cradlepoint COR IBR600C Series are semi-ruggedized, cloud-managed LTE routers built for IoT, M2M, and industrial networks.With 5 year NetCloud subscription and 5 Year Warranty
CRI	Kiosk / Mount Bolt Kit	Kiosk / Mount Bolt Kit
Diesel Display	CRIOH55OW2P	2 piece enclosure for Samsung OH55, weather resistant, powdercoated
Samsung Pro AV	OH55A-S	55" Outdoor Display
Seneca	USFS-05-V2	4 Output Windows Digital Signage Player
Tripp-Lite	ISOTEL4ULTRA	4-outlet, 6-ft cord, 3330 joule, Modem/fax protection, All metal housing Isobar Surge Suppressor - Premium surge, spike and line noise protection



PROJECT ADDRESS:_____ **PERMIT #:**_____

Village of Glen Ellyn

CONTRACTOR LISTING SHEET

All contractors are required to comply with the license and insurance requirements under Village Code Section 4-1-11 and must be identified on this Contractor Listing Sheet submitted with the permit application. Contractors working at this project address in violation of this code section may be served with a citation, or a Stop Work Order may be issued, or the Building Permit may be suspended or revoked.

TYPE OF CONTRACTOR	COMPANY NAME / CONTACT NAME	ADDRESS, CITY, STATE, ZIP	CONTACT PHONE	CONTACT EMAIL
ARCHITECT (Does not need to be registered)				
GENERAL CONTRACTOR				
ELECTRICAL	WLS Lighting/Alex	6820 Corp. Pkwy Fort Worth T	(817)840-93	Astolz@wlslighting.co
PLUMBING				
IRRIGATION				
ROOFING				
FIRE SPRINKLER				
FIRE ALARM				
ELEVATOR/LIFT				
DEMOLITION				
MECHANICAL				
OTHER:				