



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, February 6, 2025
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 - Full Circle Communities, 640, 650 and 656 Taft Avenue, Zoning Map Amendment and Zoning 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 2/6/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-75)**

DOC ID: 2025-75

Public Hearing - Full Circle Communities, 640, 650 and 656 Taft Avenue, Zoning Map Amendment and Zoning Variations.

Statement of the Issue:

The petitioner, Full Circle Communities, Inc. (FCC) proposes to construct a 42-unit multifamily building located on 0.89 acres of land located at the northwest corner of S. Exmoor Avenue and Taft Avenue. FCC is the contract purchaser of the property. The Village of Glen Ellyn is the owner of the property.

The petitioner is requesting the following zoning actions for the proposed 42-unit multifamily building:

1. A Zoning Map Amendment to rezone the property from C3 Service Commercial District to R4 Residential District.
2. A variation from 10-4-11(G)(9) to allow 42 parking spaces in lieu of the 79 parking spaces required.
3. A variation from 10-4-11(D)(1)(a) to allow a front yard setback of 6'-5" in lieu of the required 30' setback.
4. A variation from 10-4-11 (D)(4)(a) to allow a corner side yard setback of 3'-5" in lieu of the required 30' setback.
5. A variation from 10-4-11 (D) 9 (a) to allow the lot area per family to be 972 square feet in lieu of the required 2,500 square feet.
6. A variation from 10-4-11(E)(1) to allow a building height of 49'-11" lieu of the maximum allowed height of 35 feet.
7. A variation from 10-5-5 (B)(4)(39) to allow a retaining wall greater than 3' in height to be located 0'-0" from the property line in lieu of 10% of the lot width or 13.76'.
8. A variation from 10-5-5 (B)(4)(39) to allow a retaining wall less than 3' in height to be located 0'-10" from the property line in lieu of 5% of the lot width or 6.88'.

Analysis:

BACKGROUND:

On January 12, 2022, the Village of Glen Ellyn purchased two properties consisting of approximately 2.2 acres and two hotel buildings located at 675-677 Roosevelt Road and 640-660 Taft Road.

In February 2022, the Village Board established the Roosevelt Road/Taft Avenue Hotel Sites Work Group and appointed ten members of the Glen Ellyn community. The Ad Hoc Work Group held three public listening sessions in April, May, and June to solicit public input and gather information on potential redevelopment of the sites. In October 2022, Kon Savoy Consulting conducted a visioning and design charrette, bringing together existing site constraints, the results of a market analysis and the public input received. The result was the development of five different concept plans for the site.

Simultaneously with the visioning and design charrette process, the Village engaged CBRE, a real estate brokerage firm, to market the site to potential developers. A total of seven proposals were received by the Village in December 2022. Following review of the proposals by the Village Board in January 2023, the Village began negotiations with three developers.

On February 26, 2024, the Village Board voted unanimously to approve a Purchase and Sale Agreement (the Agreement) with FCC for the three western parcels of the Roosevelt Road/Taft Avenue hotel site fronting Taft Avenue. FCC is a non-profit affordable housing developer and property manager that provides targeted supportive services to its residents and community.

Under the terms of the Agreement, FCC proposes to build up to 42 dwelling units to serve individuals and households earning eighty percent (80%) or less of the area median income. The Agreement requires FCC to preserve no less than thirty percent (30%) of the dwelling units as permanent supportive housing for persons with disabilities and to provide waitlist preference to persons with disabilities for all units. In addition, as part of the Agreement, FCC was directed to work with the adjacent Glen Ellyn Animal Hospital on a shared parking arrangement. FCC was given until May 1, 2025 to close on the property.

REVIEW PROCESS: In order to proceed with the project, the petitioner will need to receive approval of the requested zoning map amendment, variations, a plat of consolidation, and a plat of dedication.

PUBLIC NOTICE: Notice of the public hearing was published in the January 17, 2025 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. Village staff has received eight (8) public comments, and they can be viewed as an attachment to this case packet.

SURROUNDING USES:

Surrounding Land Uses	Surrounding Zoning
North: Restaurants and Service Station	C3 Service Commercial
South: Panfish Park and Medical Office	CR Conservation Recreation and C4 Office
East: Undeveloped (Former Hotel Site)	C3 Service Commercial
West: Animal Hospital	C3 Commercial

COMPREHENSIVE PLAN: The 2023 Comprehensive Plan recommends Corridor Commercial uses for the subject properties. The plan identifies the Roosevelt Road Corridor as “a desirable location for multi-family development that places residents in proximity to retail areas, transit, and

several parks and natural areas” (pg. 32) and states that “The Village should encourage coordinated redevelopment for more efficient use of the site internally and fronting Roosevelt Road, to foster a vibrant development that would leverage commercial activity along the corridor. Uses that leverage the neighborhood asset of a beautiful park across the street should also be considered” (pg. 37).

2023 HOUSING ASSESMENT: The 2023 Housing Assessment study performed by the Village concluded that there was a demonstrated need for additional housing in Glen Ellyn with a variety of price points and typologies. The assessment identified housing for people with disability and lower-income renters as populations with unmet housing needs in the Village. The study included data from 2020 stating that "more than 2,350 Glen Ellyn residents (8.5% of the population) were living with a disability. The age of the population with disabilities ranges as does the disability type. These individuals often need specialty housing that is both affordable and accessible, and there are limited options in the Village and region...It is estimated that approximately 283 units of affordable and accessible housing would be needed to close the housing gap for existing residents aged 18-64 living with cognitive disabilities in Glen Ellyn." (pg. 66 and 67)

The assessment included information from a public survey of Glen Ellyn residents showing that 82% supported "affordable and accessible options for people with disabilities." (pg.74)

PROJECT SUMMARY: A summary of the project and approvals requested by FCC is below:

Zoning. The applicant is requesting a zoning map amendment to change the zoning of the properties from C3 Service Commercial to R4 Residential. The C3 Service Commercial District does not allow for residential uses. The applicant is requesting that the property be rezoned to the R4 Residential District to best accommodate the proposed multifamily development to the most applicable zoning district.

Plat of Consolidation. In accordance with Section 10-10-10 of the Zoning Code, a Plat of Consolidation is required. The three lots commonly known at 640, 650 and 656 Taft Avenue will be consolidated to create one contiguous lot of approximately 0.89 acres for the proposed use. Lot consolidations that conform to all applicable requirements are approved by the Community Development Director per Section 11-3-9 of the Village Code.

Plat of Dedication. A plat of dedication is also included to dedicate approximately 240 square feet of the northeast corner of the property to the Village for right-of-way purposes along South Exmoor Avenue. The purpose of this dedication is to provide the Village’s standard 66’ wide right-of-way for Exmoor Avenue and allow for a smooth and continuous curbline for the right-of-way that is consistent with the Village’s design standards. The plat of dedication conforms to the rules and regulations in section 11-4-1 of the Village Code and will be reviewed by Board of Trustees.

Variations. The applicant is requesting the following variations to accommodate the construction of the multifamily building:

1. A variation from 10-4-11(G)(9) to allow 42 parking spaces in lieu of the 79 parking spaces required for a multi-family residential development in the R4 Residential District.

The proposed site design includes thirty (35) conventional parking spaces and seven (7) accessible spaces. Although the Illinois Accessibility Code only requires two (2) accessible spaces, FCC is

proposing additional accessible spaces due to the needs of its residents. The seven (7) accessible spaces will be covered parking located north of the building with three (3) conventional spaces also being within the covered parking area. The parking lot design is similar in location and capacity as the existing hotel site but is proposed to be updated and brought into conformance with the Village's parking standards.

The off-street parking requirements for multiple-family dwellings require one and one-half spaces for each efficiency unit and two spaces for each larger unit. Based on the proposed floor plan of the development, the property would require 79 parking spaces to meet this requirement. The applicant has proposed a 1:1 to parking ratio for the site that provides one parking space per dwelling unit. The applicant has stated that this parking ratio would be sufficient for their needs and their primary clientele. FCC has provided a 2024 parking usage analysis of their property's portfolio, attached in this application, that states that an average of 29% of their residents have a personal vehicle and approximately 38% of parking spaces provided at their properties are utilized. Village staff contacted five Illinois communities with FCC developments located within their jurisdictions and all (Carol Stream, Elgin, Lake Zurich, Lansing, and McHenry) responded and reported that they had not experienced on-site parking issues or concerns. Lake Zurich did report they did sometime experience issues with guest parking on the street as this location requires an on-site guest parking fee, but the on-site parking is often underutilized.

Additionally, as part of the Agreement, FCC was tasked to undertake its "best efforts to design, construct and provide approximately 25 parking spaces on the property to be shared by the Glen Ellyn Animal Hospital" located to the west of the property. The submitted site plan shows five (5) parking spaces to be shared with Glen Ellyn Animal Hospital, to be located in the western most parking aisle closest to the animal hospital and identified by parking signage. The exact terms of the shared parking arrangement will be delineated in the forthcoming redevelopment agreement between FCC and the Village.

2. A variation from 10-4-11(D)(1)(a) to allow a front yard setback of 6' 5" in lieu of the required 30' setback.

Due to the physical constraints of the size of the site, the applicant is requesting a front yard setback of 6'5" in lieu of the required 30' setback. This proposed setback would be closer to compliance with the Zoning Code than the current conditions of the property as depicted in a current conditions survey provided by the applicant showing the motel building constructed at a zero setback on the eastern property line facing S. Exmoor Avenue.

3. A variation from 10-4-11 (D)(4)(a) to allow a corner side yard setback of 3'-5" in lieu of the required 30' setback.

Due to the physical constraints of the size of the site, the applicant is requesting a front yard setback of 3'5" in lieu of the required 30' setback. This proposed setback would be closer to compliance with the Zoning Code than the current conditions of the property as depicted in a current conditions survey provided by the applicant showing the motel building constructed 0.49' from the south property line facing Taft Avenue.

4. A variation from 10-4-11 (D) 9 (a) to allow the lot area per family to be 972 square feet in lieu of the required 2,500 square feet.

The lot area required for multiple-family dwellings require 2,500 square feet of lot area per unit. The property is 38,947 square feet which would provide 972 square feet per dwelling unit based on the proposed 42 units. The maximum number of units that could be provided by right per the R4 District would be 15.5 units.

5. A variation from 10-4-11(E)(1) to allow a building height of 49'-11" lieu of the maximum allowed height of 35 feet.

The proposed three-story building is 49'-11" in height to the top of the proposed ridge. The proposed height is due in part to the proposed residential-style sloped roof.

6. A variation from 10-5-5 (B)(4)(39) to allow a retaining wall greater than 3' in height to be located 0'-0" from the property line in lieu of 10% of the lot width or 13.76'.

Retaining walls are proposed for the southeastern corner of the property to support the ramp and stair access to the primary entry to the building. The retaining walls will be constructed of brick and are designed to be consistent with the appearance of the building. **Subsequent to the publication of the public notice for this hearing, the applicant has revised the site plan to place the retaining wall 1'-7" from the property line (closer to compliance with the Zoning Code than the original proposal).**

7. A variation from 10-5-5 (B)(4)(39) to allow a retaining wall less than 3' in height to be located 0'-10" from the property line in lieu of 5% of the lot width or 6.88'.

The proposed retaining walls are located in the southeastern corner of the property and support the ramp and stair access to the primary entry way to the building. The retaining walls will be constructed of brick and are designed to be consistent with the appearance of the building.

Staff Comments

Public Improvements. As part of the proposed project, approximately 240 square feet of the northeast corner of the property will be dedicated to the Village for right-of-way purposes along South Exmoor Avenue. The purpose of this dedication is to provide the Village's standard 66' right-of-way width for Exmoor Avenue and allow for a smooth and continuous curbline for the right-of-way that is consistent with the Village's design standards.

Other proposed public improvements include sidewalks along Taft Avenue and Exmoor Avenue in compliance with Village subdivision requirements. Sidewalk and street crossing connections at Taft Avenue are being discussed to allow for convenient and accessible connections to Panfish Park.

Traffic, Parking Lot Design and Circulation. The parking lot design is similar in location and capacity to the existing hotel site and can be accessed by driveways located to the north via a public right of way alley that connects to S. Exmoor Avenue and to the south connecting to Taft Avenue. The proposed parking spaces and landscape islands would be in conformance with Village regulations. Trash receptacles would be located inside the building when not being serviced by refuse services and would be moved into the designated pick-up location during servicing times.

A traffic study conducted by KLOA and submitted by the applicant concluded that the proposed development would generate a limited volume of traffic during peak hours and that area's roadway system has general sufficient reserve capacity to accommodate the traffic to be generated by the proposed development.

The proposed traffic impact was reviewed by the Village's traffic engineering consultant, HLR, who agreed with conclusions of the study regarding the use impact on the area's roadways. The consultant did raise concerns regarding the limited number of parking spaces provided for the site as this is not within the Village's standards and suggested that some minor drive-aisle and curb locations may need to be adjusted to accommodate larger fire fighting vehicles. These site adjustments can be made during the permit review processes if necessary and will not need Plan Commission or Village Board review if the adjustments are in substantial conformance with the site plan being proposed.

Elevations. The proposed development will be three stories with a maximum ridge height of 47'-11". The elevations and landscape plan were reviewed by the Architectural Appearance Commission at their November 13, 2024, meeting. The project received a recommendation of approval by the AAC, with conditions that the petitioner:

1. Revise the west elevation to be more harmonious to the east elevation;
2. Removal of six mansard roofs;
3. Revise the landscaping plan;
4. Adjust the north façade especially at the east end to match the south façade;
5. Permit solar panels on south elevations of the roof (to be determined); and
6. Provide greater detail on the brick work locations.

The originally proposed elevations have been modified to accommodate these conditions and are included in this application packet.

Landscaping/Fencing. The proposed landscape plan includes 24 trees and 161 shrubs. Landscape islands are proposed in the parking lot as required by Code. These islands have shade trees and grasses in compliance with the Code.

The plan also depicts an outdoor amenity space for residents located in the northeastern portion of the property. The outdoor amenity space includes a 1,149 square foot patio space that is connected to a pergola and a fenced in 800-square foot pet yard. The proposed outdoor amenity space will be fenced in by a 4-foot vinyl picket fence that complies with the Village's fence code.

Lighting. The lighting plan for the site depicts seven (7) pole-mounted lights to illuminate the parking lots and outdoor amenity spaces. Additional wall mounted lights will be located near the entrances of the building and inset into the ramps and stairs near the entrance to illuminate points of access to the building. The proposed lighting plan is in compliance with the Village's lighting requirements.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Plan Commission should consider the petitioner's request for approval of Zoning Variations and make a recommendation to the Village Board for approval, approval with conditions or denial.

In reviewing the requested Zoning Variations, the Commission should consider the criteria in Sections 10-10-12 of the Zoning Code.

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

1. The property shall be developed in substantial compliance with the Site Development Plans prepared by Cordogan Clark dated 06.07.2024, Lighting Plan prepared by Cordogan Clark dated 12.06.2024 and Landscape Plan prepared by Cordogan Clark dated 06.07.2024.
2. That prior to the issuance of any building permits, a Plat of Consolidation shall be executed and recorded for the property.

Attachments:

1. Zoning Map Amendment Application
2. Zoning Variation Application
3. Zoning Variance Narrative
4. Zoning Variation Attachment A
5. Aerial Map
6. Zoning Map
7. Site Plan
8. Landscape Plan
9. Elevations
10. Elevation Renderings
11. Photometric
12. Auto-turn Exhibits
13. Plat of Consolidation
14. Plat of Dedication
15. Public Comments

APPLICATION FOR ZONING MAP AMENDMENT

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

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

Date Filed: _____ Application No: _____

Name of Applicant: _____

Address of Applicant:

Business Phone No.: _____ Home Phone No.: _____

Mobile Phone No.: _____ Fax No.: _____

Property Interest of Applicant: _____

(Owner, Contract Purchaser, Owner Representative)

Name of Property Owner: _____

Address of Owner:

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

Mobile Phone No.: _____ Fax No.: _____

Address of Property: _____

Legal Description of Property:

Lot Frontage: _____ Lot Area: _____

Present Use:

Requested Zoning: _____

Requested Use/Construction:

Estimated Date to Begin New Use/Construction: _____

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 10-10-13 of the Zoning Code:

Discuss the Requested Zone Change with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property:

2. Identification of the zoning classification of property within the general area of the affected property:

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district:

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district:

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan:

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property:

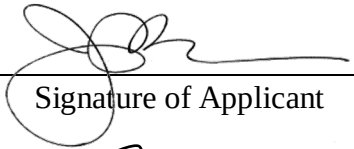
7. The extent to which property values are diminished, if at all, by the particular zoning restrictions:

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 entry in or upon the premises described in this application by any unauthorized 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.

_____	_____	_____  Signature of Applicant
Date	Print Name	
_____	_____	_____  Signature of Applicant
Date	Print Name	
_____	_____	_____ Signature of Applicant
Date	Print Name	

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

Narrative Statement of how the proposed Text Amendment relates to the Comprehensive Plan of the Village of Glen Ellyn, or otherwise promotes the public health, safety and general welfare:

--

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 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.

_____	_____	_____  Signature of Applicant
Date	Print Name	
_____	_____	_____  Signature of Applicant
Date	Print Name	
_____	_____	_____ Signature of Applicant
Date	Print Name	

OWNERSHIP BY A CORPORATION

Date: _____

Address: _____

Legal Description:

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

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

AFFIDAVIT OF AUTHORIZATION

I, _____ owner of the property described as

verify that _____

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
_____ day of _____, 20____

Notary Public

May 22, 2024

Village of Glen Ellyn

Building Division
535 Duane St.
Glen Ellyn, IL 60137

Re: Natural Resource Inventory Application #24-047

Petitioner:

Full Circle Communities, Inc
Mary Donoghue
310 S. Peoria St. Ste. 500
Chicago, IL 60607

Owner:

Full Circle Communities, Inc.
310 S. Peoria St. Ste. 500
Chicago, IL 60607

Parcel #05-23-200-012, 05-23-200-016, 05-23-200-021

Location Address: 640 Taft Ave. Glen Ellyn, IL 60137

Location: Milton Township 39N, Range 10E, Section 23 in DuPage County

Zoning Change: Change in Zoning from C3 Service Commercial to R4 Multi-Family Residential,
Subdivision or Planned Unit Development (PUD), Variance, and Special Use Permit

The KDSWCD has carefully reviewed your application for a Land Use Opinion and Natural Resources Inventory. According to the Land Use Opinion (LUO) policy of the KDSWCD, a full LUO report is not required. Everyone has the responsibility for protecting the environment and local natural resources, in order to sustain our natural resources on which we depend for a quality life. Any disturbance of soil, vegetation, or other natural resources, no matter how small, can have a negative impact on the environment if development is done carelessly. This letter fulfills the requirement to notify the Kane-DuPage Soil and Water Conservation District (KDSWCD) of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Part 106 et seq.

The application for the proposed land use change and/or the accompanying plan and description of the proposed land use change meets one of the following criteria; the area of planned disturbance is less than 2,500 square feet, the whole parcel is less than ¼ acre and planned disturbance is less than 2,500 square feet, or the entirety of the parcel has been previously altered and developed and no undisturbed natural resources remain intact. Parcels that meet any of the preceding criteria have minimal natural resources that would be impacted by the proposed land use change. However, if there are deviations from the submitted application or plan, a full LUO report may be required and an application may need to be resubmitted.

In any development or land use change, use best management practices to keep the soil covered as much as possible to prevent soil erosion, use erosion control measures to prevent soil from leaving the site to limit negative impacts to water quality, use permeable pavers or other practices to keep stormwater onsite, use native vegetation as much as possible, and protect existing native trees and shrubs from damage.

Floodplains have been identified near your parcel. Not all wetlands in the county have been identified, so use caution in working in wet areas or areas of hydric soils. Earthwork that may impact wetlands or floodplains require permits before construction activities commence and a certified wetland determination may be required. Please contact the U.S. Army Corps of Engineers and the DuPage County Storm Water Management for permit information or requirements prior to any land disturbance.

If there are questions concerning which best management practices to use during construction and land use change activities, or if you have any questions concerning this letter, please contact the KDSWCD office at the address or phone below.

Sincerely,

A handwritten signature in cursive script that reads "Isabella Borzeka".

Isabella Borzeka
Resource Assistant

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: _____

II. OWNER:

A. Owner of Property: _____

B. Owner's Address: _____

C. Owner's Home Phone Number: _____ Fax: _____

D. Owner's Work Phone Number: _____

E. Owner's E-mail: _____

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

III. PERSON MAKING REQUEST (Petitioner):

A. Name of Petitioner: _____

B. Petitioner's Address: _____

C. Petitioner's Home Phone Number: _____

D. Petitioner's Work Number: _____

E. Petitioner's E-mail: _____

IV. LOCATION OF PROPERTY:

A. General Location of Property: _____

B. Acreage of Parcel: _____

C. Permanent Index Number(s): _____

D. Legal Description (Please attach)

V. 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.

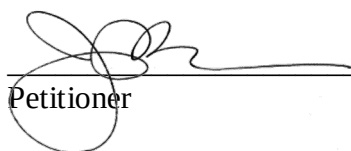
Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct 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.



Petitioner

Owner

Date: _____

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 **Joshua Wilmoth**, and I hold the position of **President and CEO** for **Full Circle Communities, Inc.** (*"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.

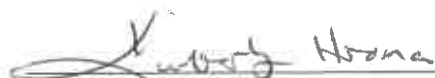
Name: Joshua Wilmoth

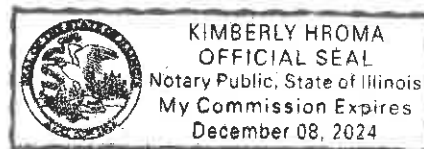
Title: President and CEO

Applicant's Name: Full Circle Communities, Inc.

Subscribed and sworn to me this

24 day of June, 2024.


Notary Public



Property's Legal Description

LOTS 10 THROUGH 21 IN BLOCK 3, IN ROOSEVELT HILLS, A SUBDIVISION IN THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1928 AS DOCUMENT NO. 268777 IN DUPAGE COUNTY, ILLINOIS

P.I.Ns.: 05-23-200-012
 05-23-200-016
 05-23-200-021

Address: 640 Taft Avenue, Glen Ellyn, Illinois

APPLICATION FOR VARIATION

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

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

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

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

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

YES

NO

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

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

YES

NO

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

III. PROPERTY INFORMATION:

Common address: _____

Permanent tax index number: _____

Legal description:

Zoning classification: _____

Lot size: _____ ft. x _____ ft. Area: _____ sq. ft.

Present use:

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):

Estimated date to begin construction: _____

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

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:

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):

OR

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

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

- 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:

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:

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:

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.

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.

6. Provide evidence 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 the property in question 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 highway;

- f. Create a nuisance; or

- g. Results in an increase in 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.

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

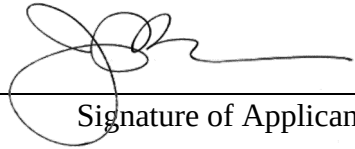
VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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
_____	_____	_____
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant

Taft and Exmoor

Zoning Application

3.1 General Information – Proposed Zoning Variances

The proposed development will be seeking the following variances to the R4 District:

- A deviation from 10-4-11 (D)(9)(a) to allow a minimum lot area-per dwelling deviation to 972 sf per unit in lieu of the required 2,500 sf/unit minimum.
- A deviation from 10-4-11 (D) (4) (a) to allow a corner side yard setback of 3'-5" in lieu of the required 30' setback.
- A deviation from 10-4-11 (D) (1) (a) to allow a corner side yard setback of 6'-5" in lieu of the required 30' setback.
- A deviation from 10-4-11 (D) (9) (a) to allow the lot area per family to be 972 square feet in lieu of the required 2,500 square feet.
- A deviation from 10-4-11 (E) (1) to allow a building height of 49'11", as measured at the top of the ridge, in lieu of the maximum allowed height of 35 feet
- A deviation from 10-5-5 (B)(4)(39) to allow a retaining wall greater than 3' in height to be located 0'-0" from the property line in lieu of 10% of the lot width or 13.76'.
- A deviation from 10-5-5 (B)(4)(39) to allow a retaining wall less than 3' in height to be located 0'10" from the property line in lieu of 5% of the lot width or 6.88'.

We are requesting the above deviations to the R4 district in order to redevelop the site in a way that fits with the surrounding commercial context and is consistent with both the Village's Comprehensive Plan and Exterior Appearance Guidelines. Additionally, the deviations allow us to maintain a very similar layout to the current site.

- A deviation from 10-4-11 (G) 9 to allow 42 residential parking spaces in lieu of the 79 parking spaces required for multi-family in the R4 Residential District.

Please see attached for an analysis of parking usage throughout the Full Circle portfolio. To summarize, an average of 29% of our residents have a personal vehicle, and approximately 38% of parking spaces provided at our properties are used. Currently, there are no properties in our portfolio where parking is utilized at a 1:1 ratio or above. The highest is 0.84:1, at a townhome development in southwest Michigan featuring all 2-3 bedroom units.

In determining the right amount of parking for this development, we looked at the data in several ways:

- Averaging all properties in our portfolio, the average ratio of parking spaces used per unit is 0.42:1.
- Looking at only the Illinois properties, the average parking space usage per unit is 0.37:1.
- Looking only at the most comparable properties, which have a similar unit mix, suburban location, and target population of supportive housing tenants, the average parking usage ratio at those properties is 0.3:1. These properties are highlighted in green on the attached chart.

When planning for parking, we chose to use the most conservative number. We project 18 spaces (0.43:1) will be needed for residents. As such, we feel that a 1:1 parking ratio is sufficient.

Project	Location	Project Type	Units	Unit Breakdown	Total Development Occupancy	Parking Spaces	Ratio	Typical Parking Utilization (spaces/unit)	% of residents using parking (spaces provided/ total residents)	% of available parking typically utilized (spaces used/ spaces provided)
	Logan Square, Chicago, IL	SRO City	34 units	Studio 33 units 1 bed 1 units Total 34 units	1	4 spaces	0.11:1	0	0%	0%
Brainerd Park Apartments	Brainerd Park, Chicago, IL	Integrated Supportive Family City	36 units	1 bed 8 units 2 bed 14 units 3 bed 10 units 4 bed 4 units Total 36 units	1 bed 11 2 bed 27 3 bed 34 4 bed 19 Total 91	36 spaces	1:1	12 spaces (0.33:1)	13%	33%
Milwaukee Avenue Apartments	Avondale, Chicago, IL	Supportive City	32 units	1 bed 25 units 2 bed 7 units Total 32 units	1 bed 26 2 bed 15 Total 41	14 spaces	0.44:1	8 spaces (0.25:1)	20%	57%
Creekview	Richmond, IL	Senior 55+ Semi-rural	25 units	1 bed 21 units 2 bed 4 units Total 25 units	1 bed 21 2 bed 6 Total 27	35 spaces	1.40:1	11 spaces (0.44:1)	41%	31%
The Arbor at Lindale Trail	Marion, IA	Senior 55+ Suburban	70 units	1 bed 12 units 2 bed 58 units Total 70 units	1 bed 13 2 bed 64 Total 77	80 spaces	1.14:1	39 spaces (0.56:1)	51%	49%
Autumn Ridge	Carol Stream, IL	Family Suburban	210 units	1 bed 118 units 2 bed 92 units Total 210 units	1 bed 130 2 bed 230 Total 360	388 spaces	1.80:1	164 spaces (0.78:1)	46%	42%
Villagebrook	Carol Stream, IL	Family Suburban	189 units	1 bed 57 units 2 bed 114 units 3 bed 18 units Total 189 units	1 bed 63 2 bed 285 3 bed 68 Total 416	327 spaces	1.70:1	137 spaces (0.73:1)	33%	42%
Pearl Street Commons	McHenry, IL	Supportive Suburban	25 units	1br: 22 units 2br: 3 units Total: 25 units	1br: 24 2br: 10 Total: 34	37 spaces	1.48:1	7 spaces (0.28:1)	21%	19%
Fifteenth Street Apartments	Dubuque, IA	Supportive City	36 units	1br: 20 units 2br: 16 units Total: 36 units	1br: 25 2br: 35 Total: 60	15 spaces	0.42:1	11 spaces (0.31:1)	18%	73%
Selinon Park Apartments	Portage, MI	Integrated Supportive Family Suburban	75 units	1br: 24 units 2br: 23 units 3br: 18 units 4br: 10 units Total: 75 units	1br: 25 2br: 45 3br: 72 4br: 55 Total: 197	92 spaces	1.23:1	53 spaces (0.71:1)	27%	58%
Maple Grove Village	Kalamazoo, MI	Family Suburban	33 units	1br: 3 units 2br: 24 units 3br: 6 units Total: 33 units	1br: 6 2br: 57 3br: 21 Total: 84	54 spaces	1.64:1	15 spaces (0.45:1)	18%	28%
1212 Larkin	Elgin, IL	Integrated Supportive Family Suburban	48 units	Studio 6 units 1 bed 17 units 2 bed 13 units 3 bed 12 units Total 48 units	Studio 6 1 bed 18 2 bed 28 3 bed 40 Total 92	79 spaces	1.65:1	17 spaces (0.35:1)	18%	22%
5150 Northwest Highway	Jefferson Park, Chicago, IL	Integrated Supportive Family City	75 units	Studio 5 units 1 bed 16 units 2 bed 16 units 3 bed 38 units Total 75 units	Studio 5 1 bed 13 2 bed 24 3 bed 114 Total 156	40 spaces	0.53:1	25 Spaces (0.33:1)	16%	63%
Brainerd Senior Center	Brainerd Park, Chicago, IL	Senior 55+ City	60 units	Studio 6 units 1 bed 48 units 2 bed 6 units Total 60 units	Studio 6 1 bed 40 2 bed 6 Total 52	20 spaces	0.33:1	12 spaces (0.2:1)	23%	60%
Pinehurst Townhomes	Oshtemo Township, MI	Family Suburban	97 units	2 bed 59 units 3 bed 38 units Total 97 units	2 bed 102 3 bed 133 Total 235	222 spaces	2.29:1	81 spaces (0.84:1)	34%	36%
Liberty Lake Apartments	Lake Zurich, IL	Family Suburban	70 units	1 bed 8 units 2 bed 28 units 3 bed 34 units Total 70 units	1 bed 9 2 bed 52 3 bed 138 Total 199	209 spaces	2.99:1	47 spaces (0.67:1)	24%	22%
Lawrence & Austin Apartments	Portage Park, Chicago, IL	Family City	48 units	Studio 4 units 1 Bed 17 units 2 Bed 15 units 3 Bed 12 units Total 48 units	Studio 3 1 Bed 15 2 Bed 30 3 Bed 36 Total 84	47 spaces	0.98:1	15 spaces (0.31:1)	18%	32%
Torrence Place	Lansing, IL	Supportive Suburban	48 units	1 Bed 42 units 2 Bed 6 units Total 48 units	1 Bed 40 2 Bed 12 Total 52	51 spaces	1.06:1	13 spaces (0.27:1)	25.0%	25.5%
Lansing South Apartments	Lansing, IL	Suburban	40 units	1 Bed 26 units 2 Bed 14 units Total 40 units	1 Bed 16 2 Bed 20 Total 36	30 spaces	0.75:1	9 spaces (0.23:1)	25.0%	30.0%

AVERAGE								(0.42:1)	29.47%	37.98%
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Projections for Proposed Glen Ellyn Development

Proposed Glen Ellyn Development	Taft and Exmoor Glen Ellyn, IL	Integrated Supportive Suburban	42 units	Studio 9 units 1 bed 18 units 2 bed 15 units Total 42 units	Studio 9 1 bed 19 2 bed 24 Total 52	42 spaces	1:1	18 spaces (0.43:1)	35%	43%
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Attachment A: Evidence Relating to Zoning Code Standards for a Variation – Supplement

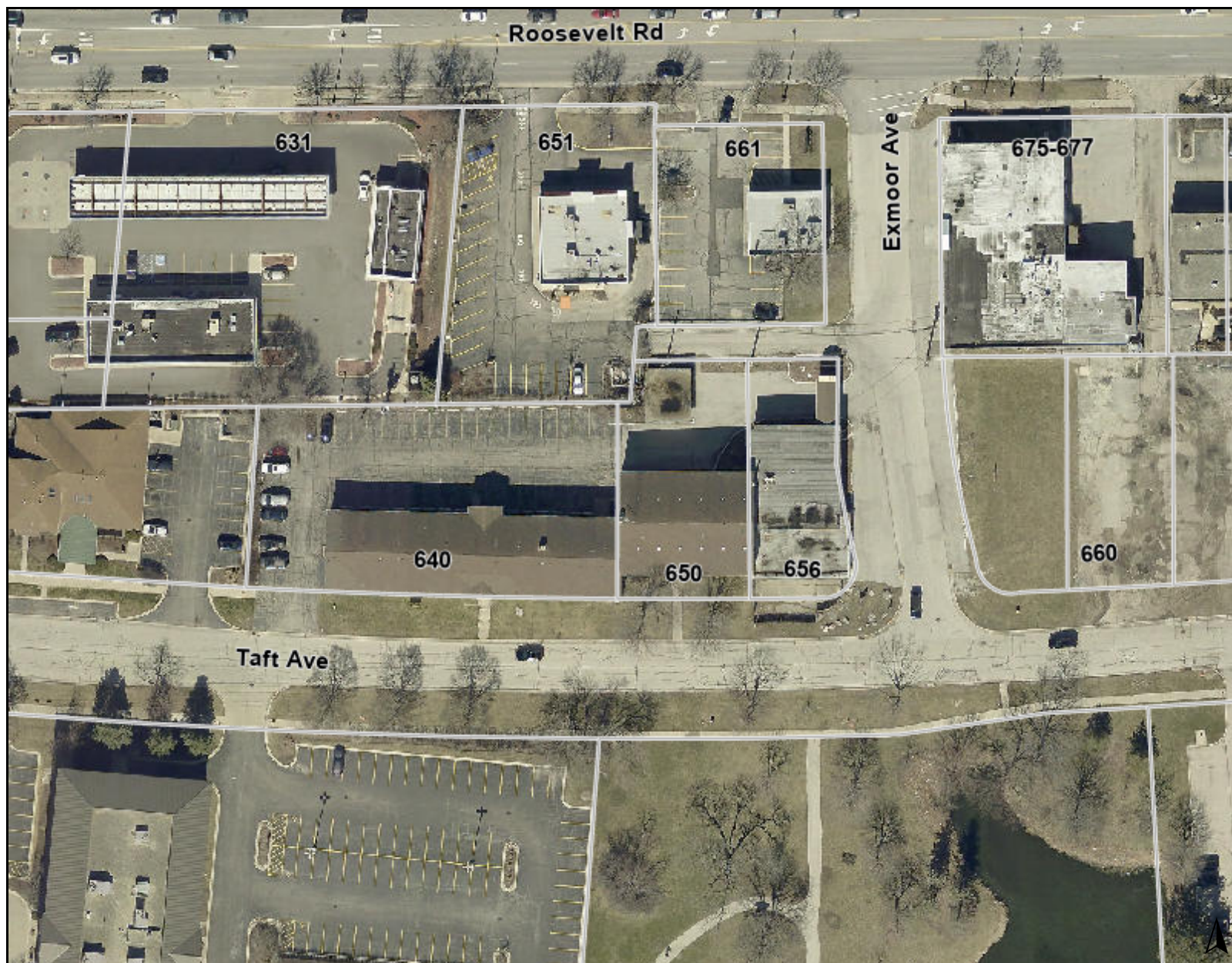
1. *Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:*

The characteristics of this site present a challenge which necessitates the parking, setback, density and height variations requested. The shallow depth, uneven property lines, and the significant change in grade across the site present practical difficulties when planning for redevelopment. The practical difficulties are the result of the Village's desire to create affordable housing at this location. In order to achieve the density desired, the variations are needed. In addition, the parking also presents practical difficulties because affordable housing projects do not generate the same parking needs as market rate development.

The majority of the site is only 106 feet in depth. Strict R4 zoning would require a 30-foot front setback, 30-foot rear setback, and 30-foot side setbacks. Adherence to these setbacks would not allow development that is consistent with the Village's design guidelines for multifamily development. Furthermore, the existing building footprint will be utilized for the project which adds to the practical difficulties of the site.

The variations are necessary to achieve an adequate amount of parking and safe vehicular circulation on the site. The parking proposed for this development is in line with other affordable developments of the applicant.

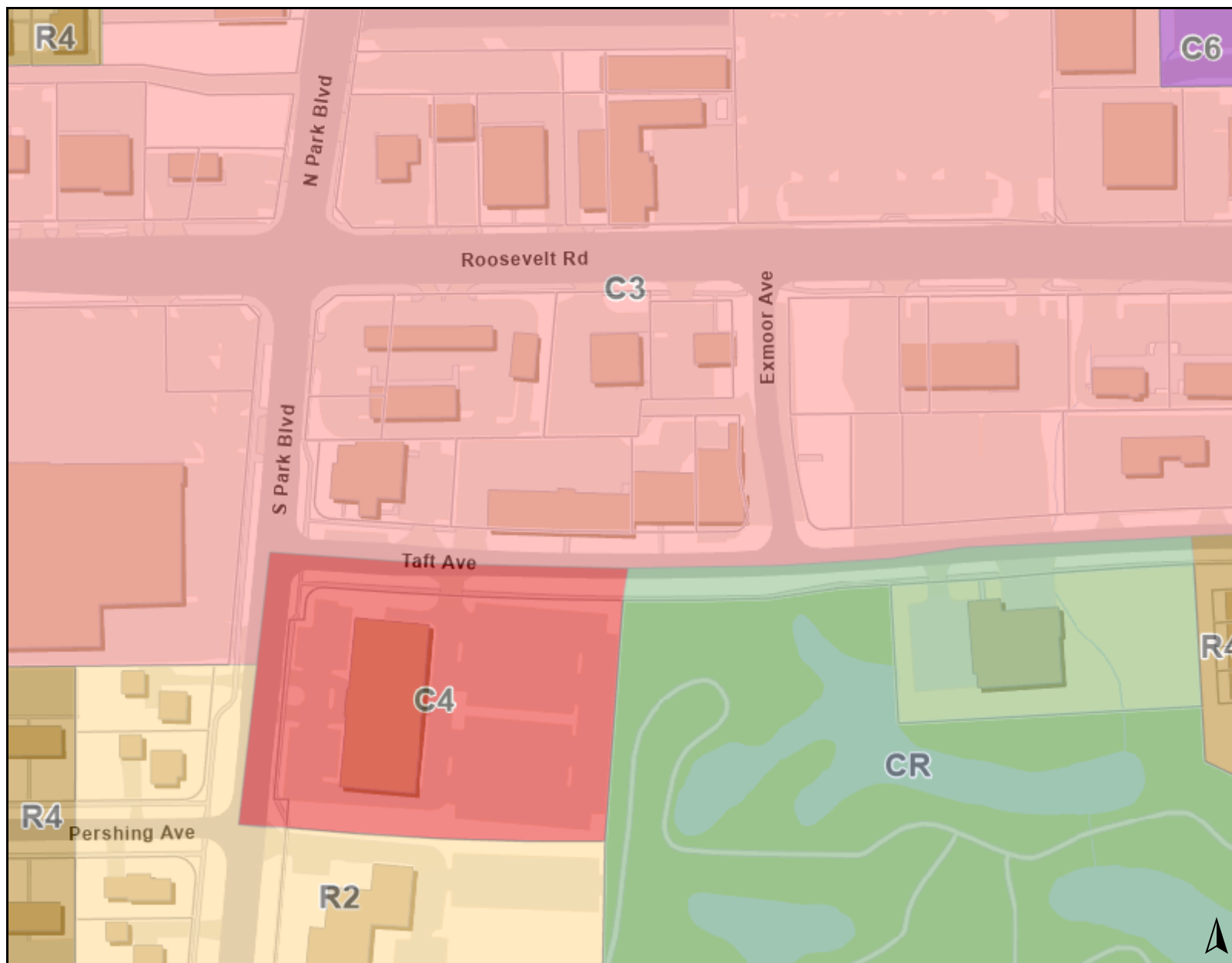
The density and height variations are a function of the size of the property and the need to maximize the number of affordable units. Multifamily housing requires certain economies of scale to operate sustainably long term. To achieve the minimum required scale needed to develop a sustainable affordable housing development, we are seeking the requested zoning variations.

**Legend****Notes**

0 150 300
ft

Print Date: 1/27/2025

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

**Legend**

Zoning and Development

Zoning

- C3: Service Commercial District
- C4: Office District
- C6: Commerical/Multi-Use Planned Development District
- CR: Conservation/Recreation District
- R2: Single Family Residential District
- R4: Multi-Family Residential District

0 300 600 ft

Print Date: 1/27/2025

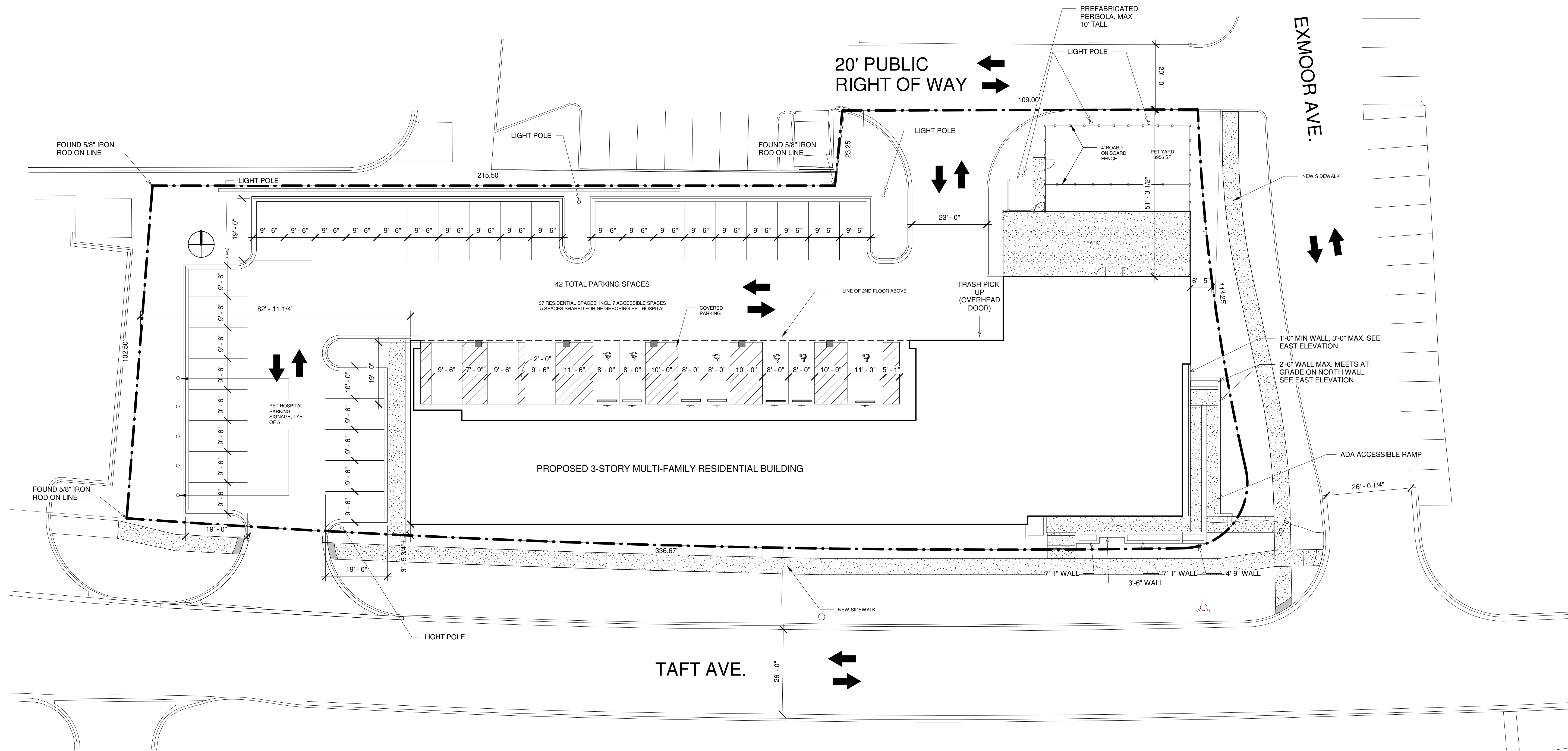
Notes

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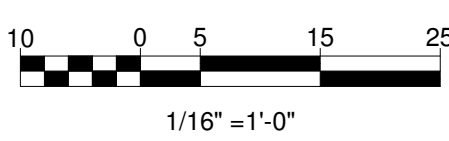
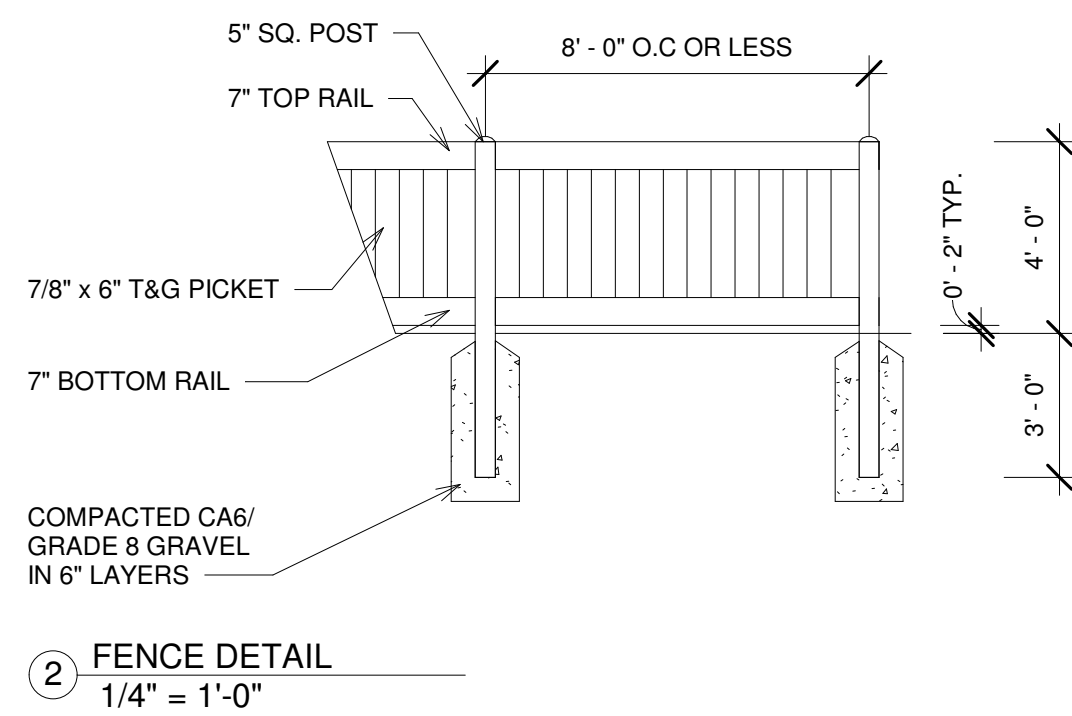
EXISTING ZONING	C-3
PROPOSED ZONING	R-4
TOTAL NUMBER OF UNITS	42
LOT AREA	.94 ACRE (38,947 SF)
TOTAL BUILDING SF	39,668 SF
FIRST FLOOR	10,636 SF
SECOND FLOOR	14,516 SF
THIRD FLOOR	14,516 SF
RESIDENTIAL SF	27,078 SF
PARKING RATIO	1:1
REQUIRED PARKING	79 SPACES
PARKING PROVIDED	42 SPACES
BUILDING HEIGHT MAX	30'-0"
ACTUAL BUILDING HEIGHT	39'-9"
FLOOR AREA RATIO	1.0

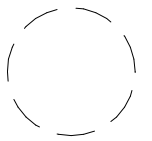
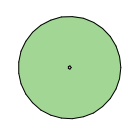
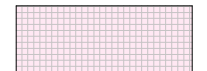
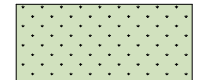
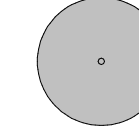
NOTE: ALL ADJACENT PROPERTIES ARE ZONED AS C-3

656 TAFT AVE LEGAL DESCRIPTION
LOTS 10 THROUGH 21, IN BLOCK 3 IN ROOSEVELT HILLS, A
SUBDIVISION IN THE NORTH HALF OF THE NORTHEAST QUARTER
OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED NOVEMBER 2, 1928 AS DOCUMENT 268777, IN
DUPAGE COUNTY, ILLINOIS

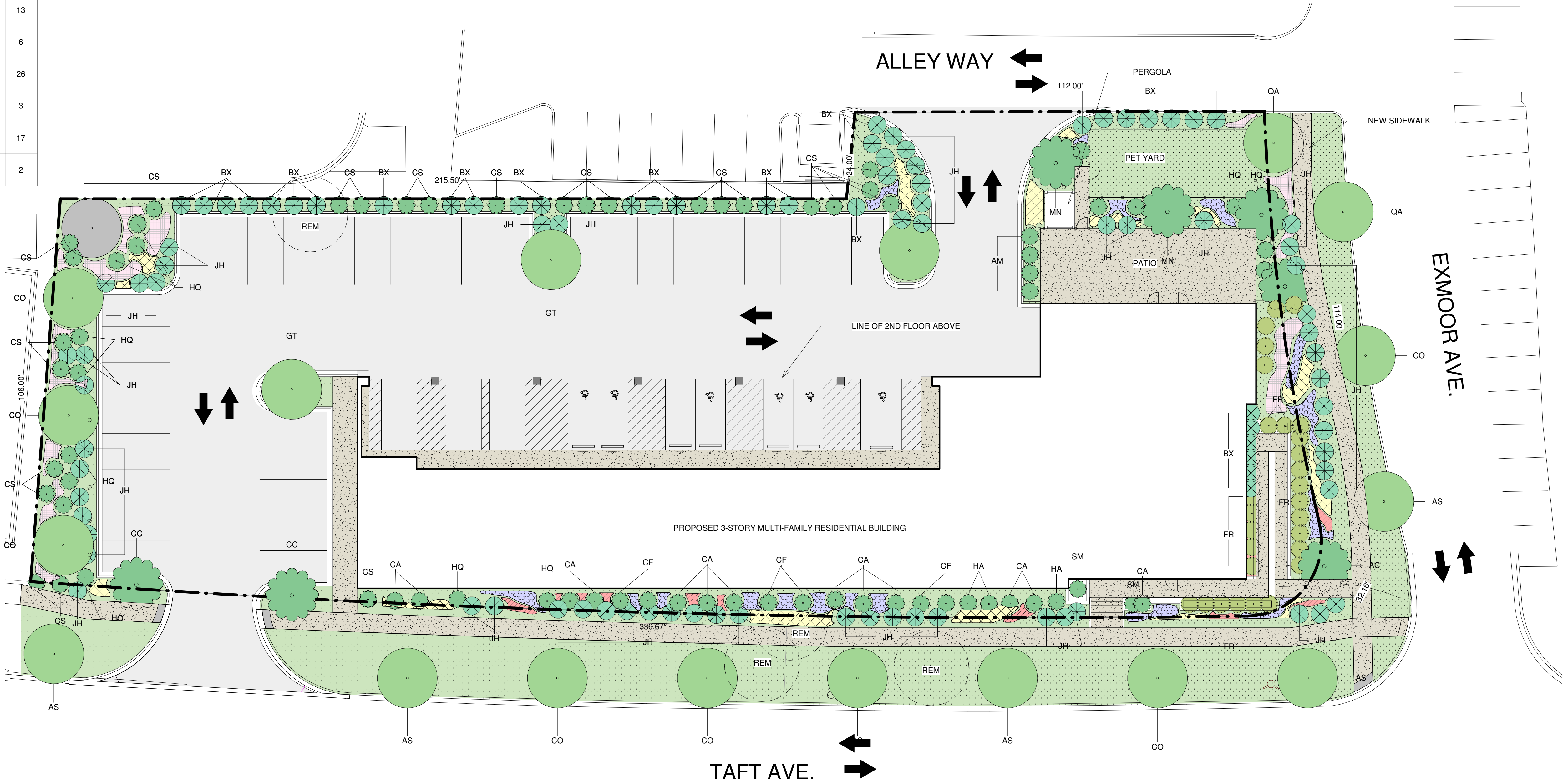


1 SITE PLAN
1/16" = 1'-0"

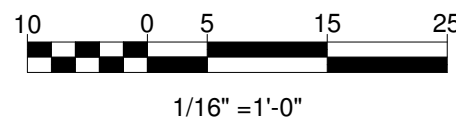


LANDSCAPE SCHEDULE												
SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SYMBOL	TAG	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
EXISTING TREES TO BE REMOVED						EVERGREEN SHRUBS						
	REM	TREE TO BE REMOVED			5		BX	BUXUS	GREEN VELVET BOXWOOD	36" HT.	33	
							JH	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	18" HT.	61	
SHADE TREES						PERENNIALS						
	AS	ACER SACCHARUM "CRESCENDO"	CRESCENDO SUGAR MAPLE	3" - 4" CALIPER (UNLESS NOTED OTHERWISE)	6		PP	PHLOX PANICULATA "BLUE PARADISE"	"BLUE PARADISE" GARDEN PHLOX	1 QT. @ 18" O.C.	256	
	CO	CELTIS OCCIDENTALIS "CHICAGOLAND"	CHICAGOLAND HACKBERRY		7		EP	EUTROCHIUM PURPUREUM	JOE PYE WEED "GATEWAY"		272	
	GT	GLEDITSIA TRIACANTHOS "SKYLINE"	THORNLESS HONEYLOCUST		3		RF	RUDBECKIA FULGIDA "GOLDSTRUM"	BLACKEYED SUSAN		297	
	QA	QUERCUS BICOLOR	SWAMP WHITE OAK		2		SA	SEDUM "AUTUMN FIRE"	AUTUMN FIRE STONECROP		113	
ORNAMENT TREES						GRASSES						
								FR	CALAMAGROSTIS ACUTIFLORA	FEATHERED REED GRASS	1 GAL. @ 24" O.C.	28
							TURF GRASS SEED MIX					
EXISTING TREES TO BE REMAIN						EXISTING TREES TO BE REMAIN						
	AC	AMERLANCHIER CANADENSIS	SERVICEBERRY	10' HT.	1		EX	TREE TO REMAIN			1	
	CC	CERCIS CANADENSIS	EASTERN REDBUD	10' HT.	2							

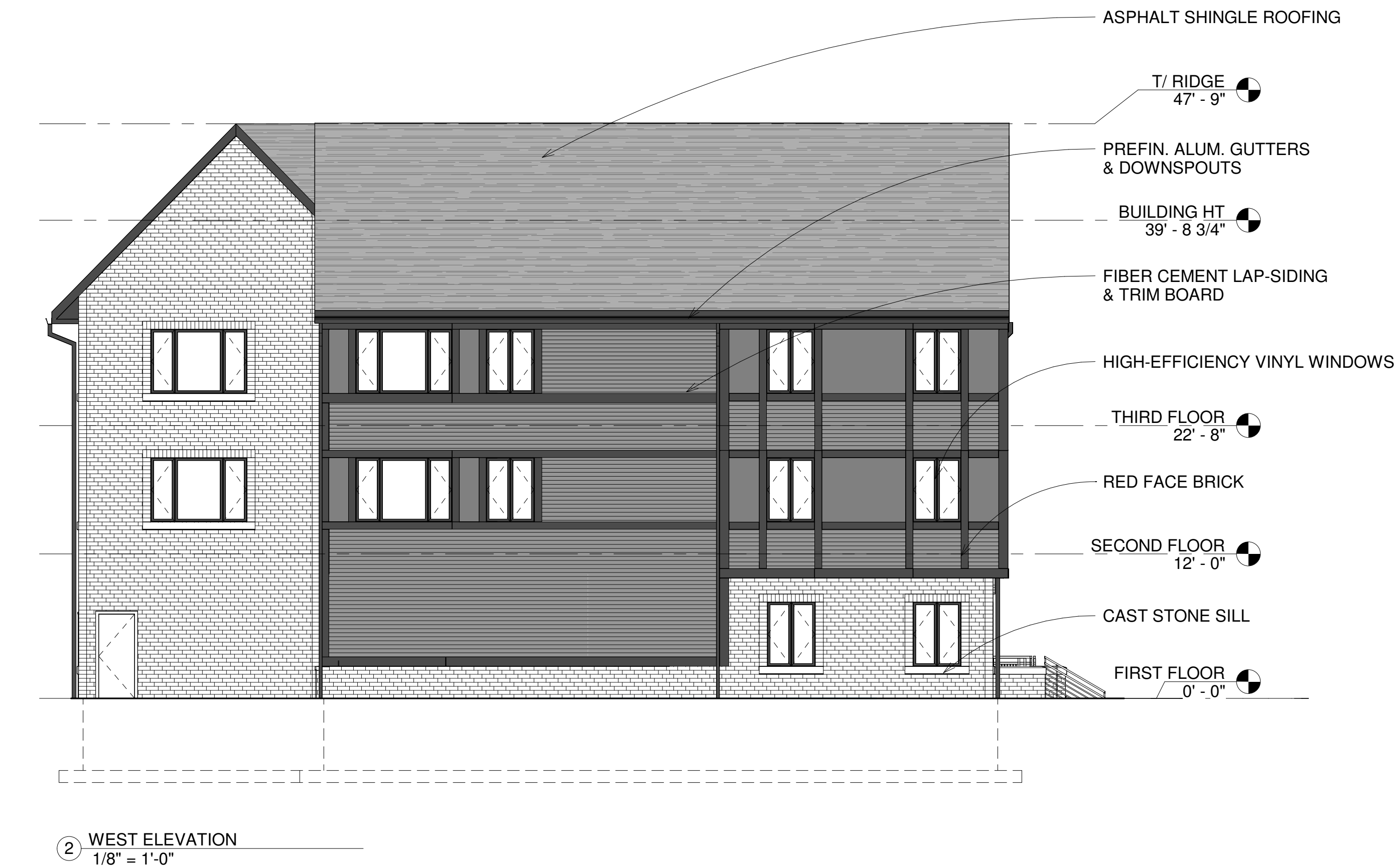
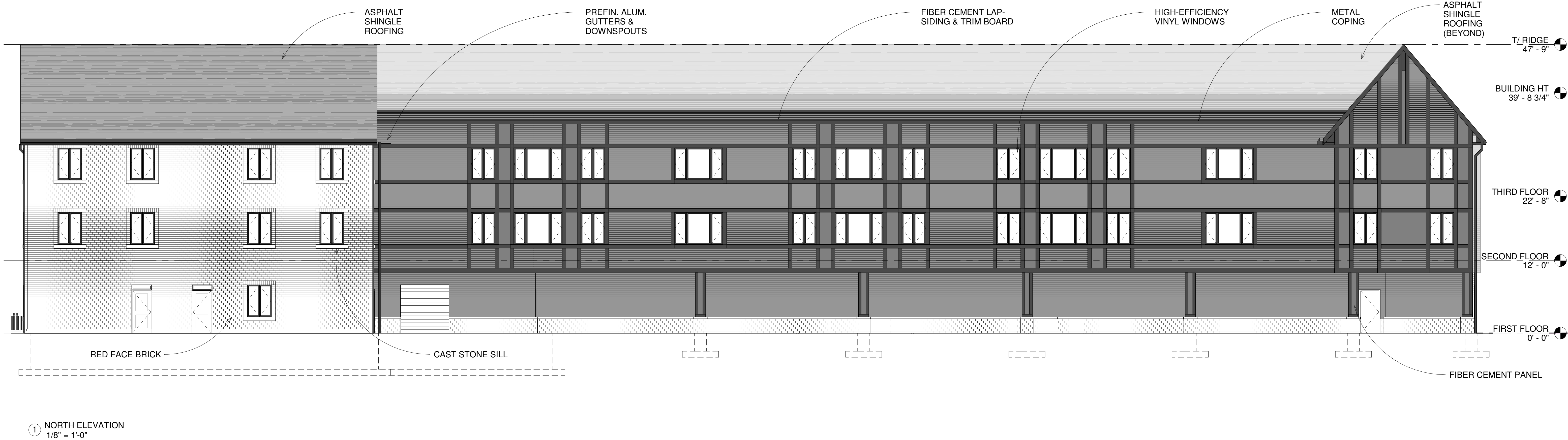
- GENERAL NOTES:
- 8,800 SF OF GREEN SPACE - .2 ACRES
 - 200 DAFFODIL BULBS ON BUILDING SIDE OF JUNIPER ALONG SOUTH AND EAST ELEVATIONS



1 LANDSCAPE PLAN
1/16" = 1'-0"







VIEW OF SOUTHEAST CORNER



VIEW OF SOUTHWEST CORNER

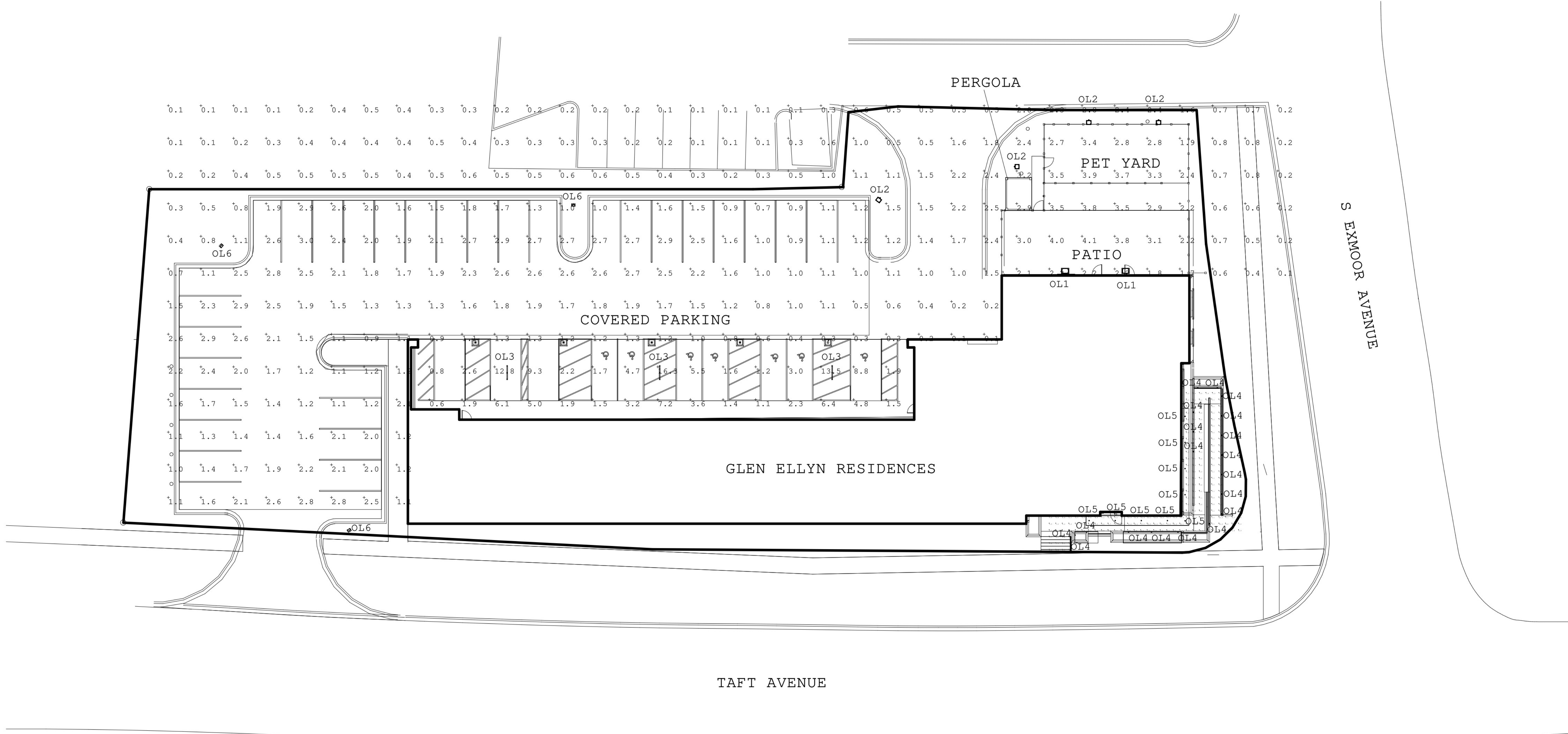


VIEW OF SOUTH FACADE FACING TAFT AVE.



VIEW OF NORTH FACADE FACING PUBLIC ALLEY

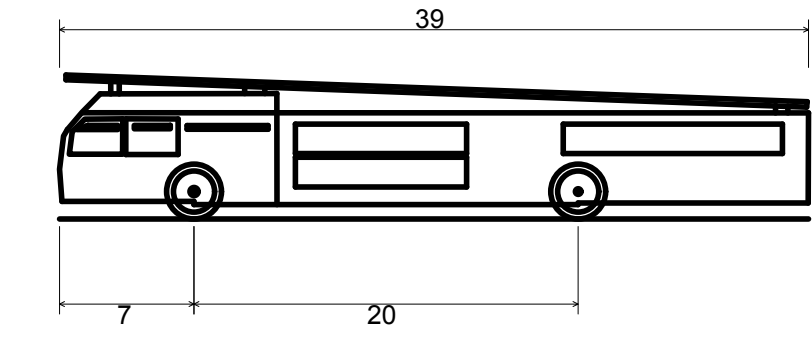
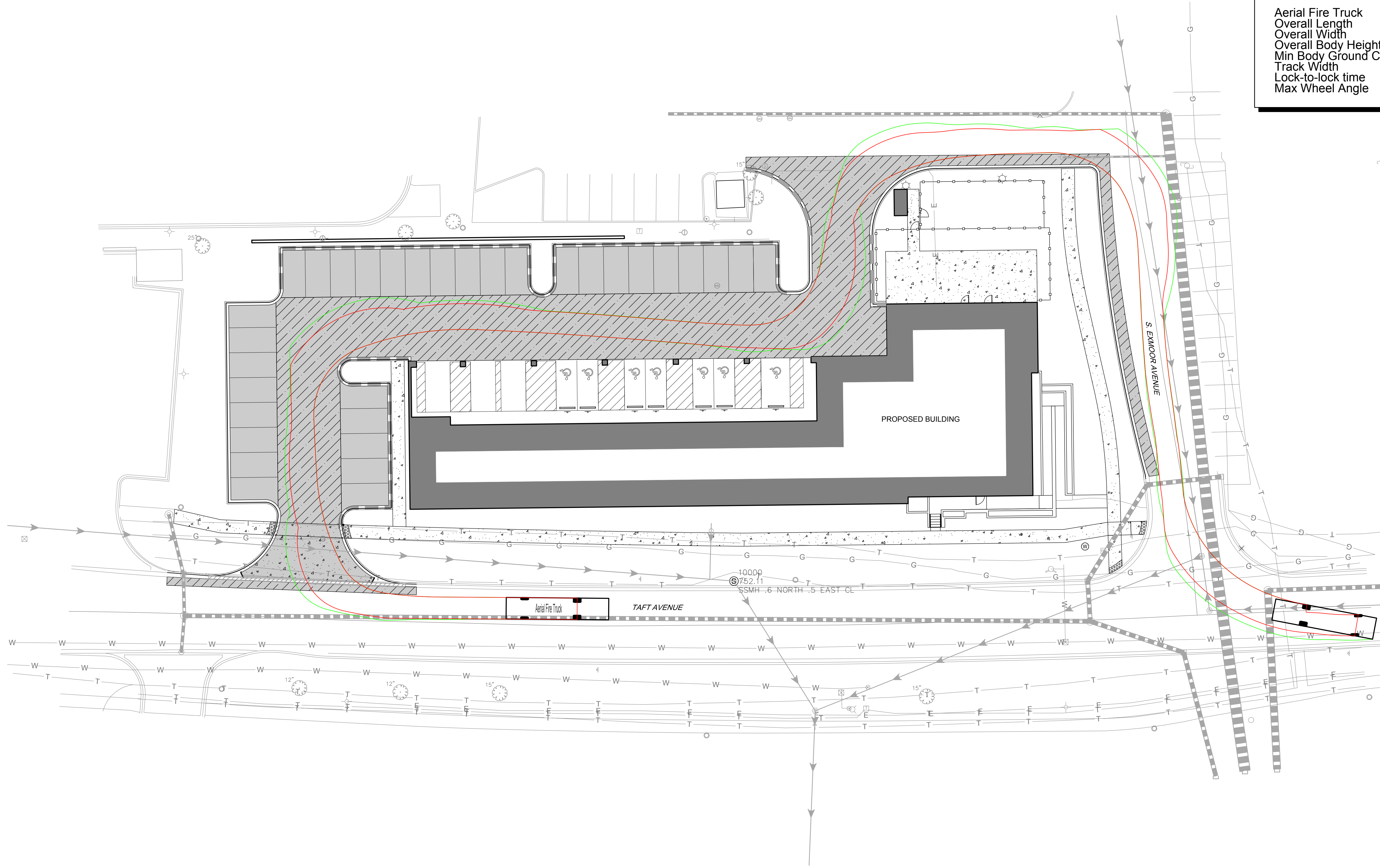




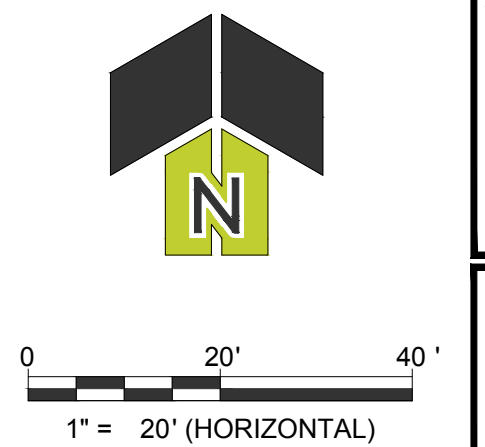
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	3	RAR1-160L-100-4K7-3	Single	RAR1-160L-100-3K7-3-U	OL6	1.000	12010	87.9	263.7
	9	BEGA-24299-3000K-120/277	Single	BEGA-24299-3000K-120/277	OL5	0.950	620	10	90
	19	HSL13-3LONG-L-LED-30K-MVOLT	Single	HSL13-3LONG-L-LED-30K-MVOLT	OL4	0.950	5586	38	722
	3	CVT4-LSCS-MV-38W-3000K	Single	CVT4-LSCS-MV-3000K	OL3	0.950	5586	38	114
	4	RAR1-80L-25-3K7-50W	Single	RAR1-80L-25-3K7-50W-U	OL2	0.950	3466	25.4	101.6
	2	RWL1-48L-25-3K7-4W	Single	RWL1-48L-25-3K7-4W-U	OL1	0.900	3679	28	56

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	1.72	16.3	0.1	17.20	163.00
Stairs and Ramp	Illuminance	Fc	5.85	32.1	0.1	58.50	321.00
Covered Parking	Illuminance	Fc	4.48	16.3	0.6	7.47	27.17
Parking	Illuminance	Fc	1.73	3.3	0.3	5.77	11.00
Patio	Illuminance	Fc	2.70	4.1	1.7	1.59	2.41
Pergola	Illuminance	Fc	2.90	2.9	2.9	1.00	1.00
Pet Yard	Illuminance	Fc	3.04	3.9	1.9	1.60	2.05

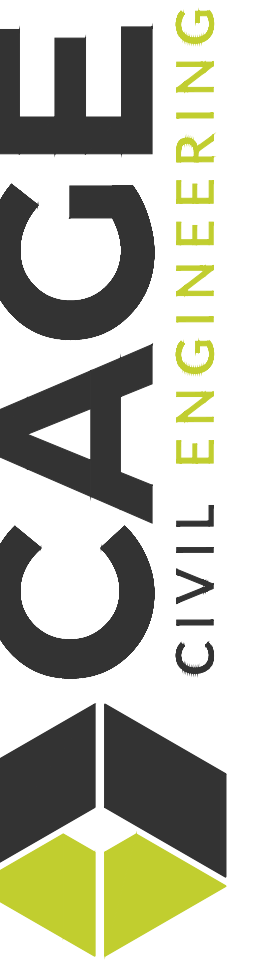
1 SITE PHOTOMETRIC
1/16" = 1'-0"



Aerial Fire Truck	39.000ft
Overall Length	8.167ft
Overall Width	7.500ft
Overall Body Height	0.750ft
Min Body Ground Clearance	8.167ft
Track Width	5.00s
Lock-to-lock time	45.00°
Max Wheel Angle	



2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

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FULL CIRCLE COMMUNITIES
**TAFT & EXMOOR
APARTMENTS**
Project Address
GLEN ELYN, IL

PROJ NO: 230380

ENG: JDL

DATE: 11/22/2024

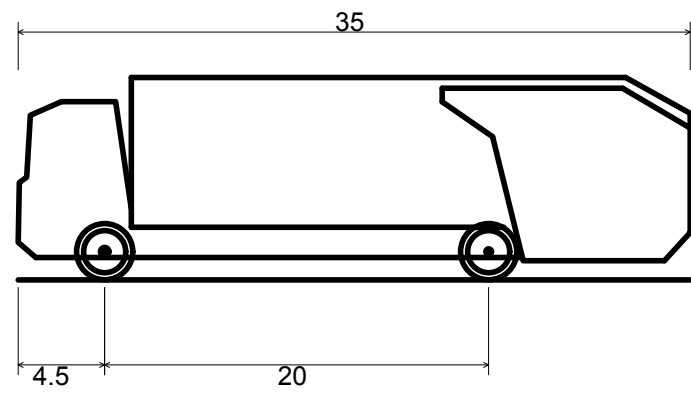
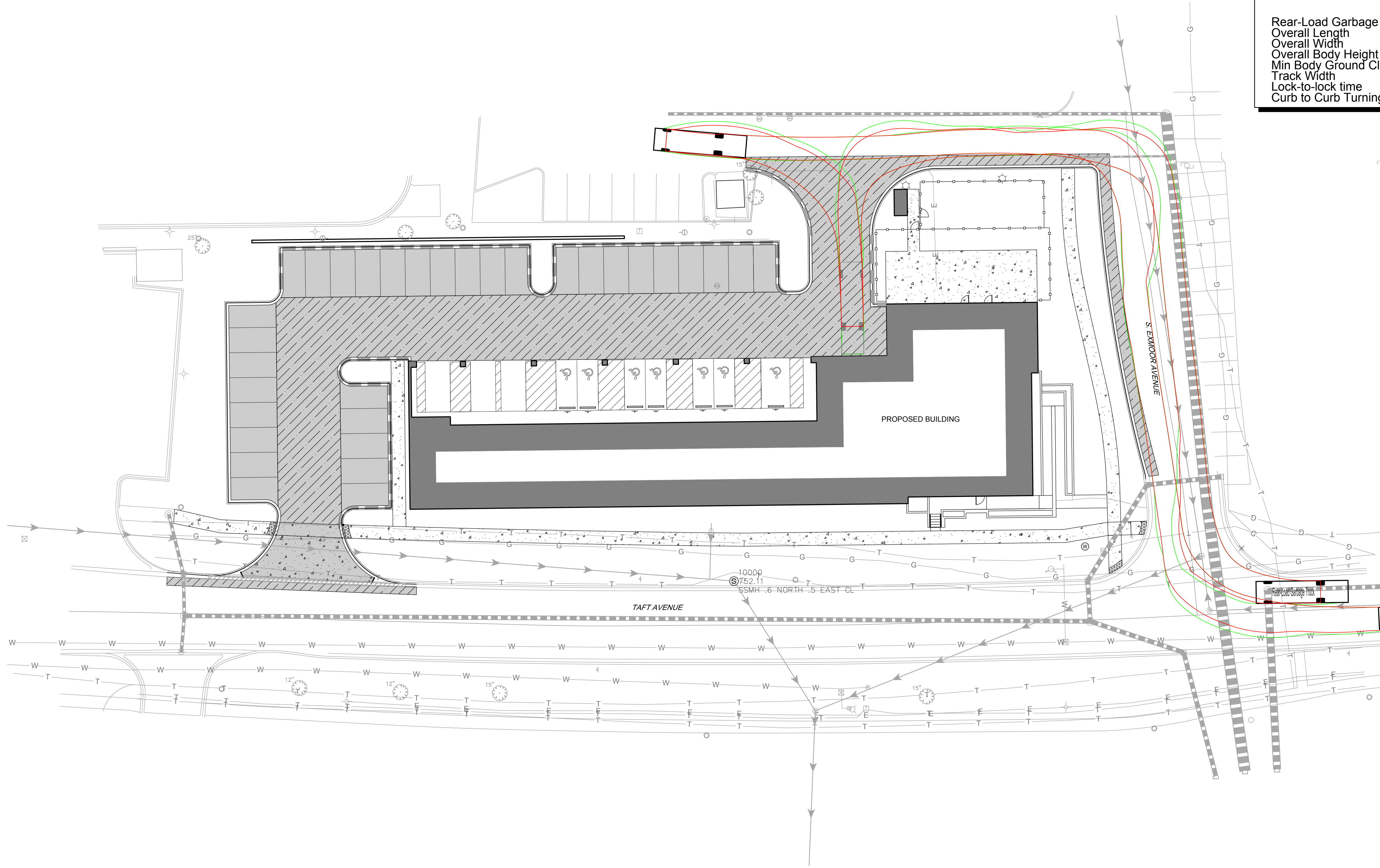
SHEET TITLE

**AUTO-TURN
EXHIBIT**

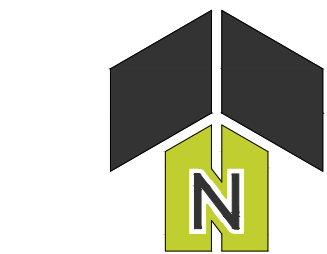
SHEET NUMBER

TR 1

1 OF 3



Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft



0 20' 40'
1" = 20' (HORIZONTAL)

FULL CIRCLE COMMUNITIES
TAFT & EXMOOR
APARTMENTS
Project Address
GLEN ELYN, IL

PROJ NO: 230380

ENG: JDL

DATE: 11/22/2024

SHEET TITLE

AUTO-TURN
EXHIBIT

SHEET NUMBER

TR 1

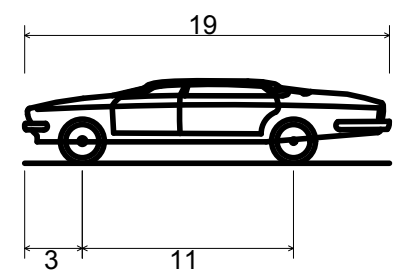
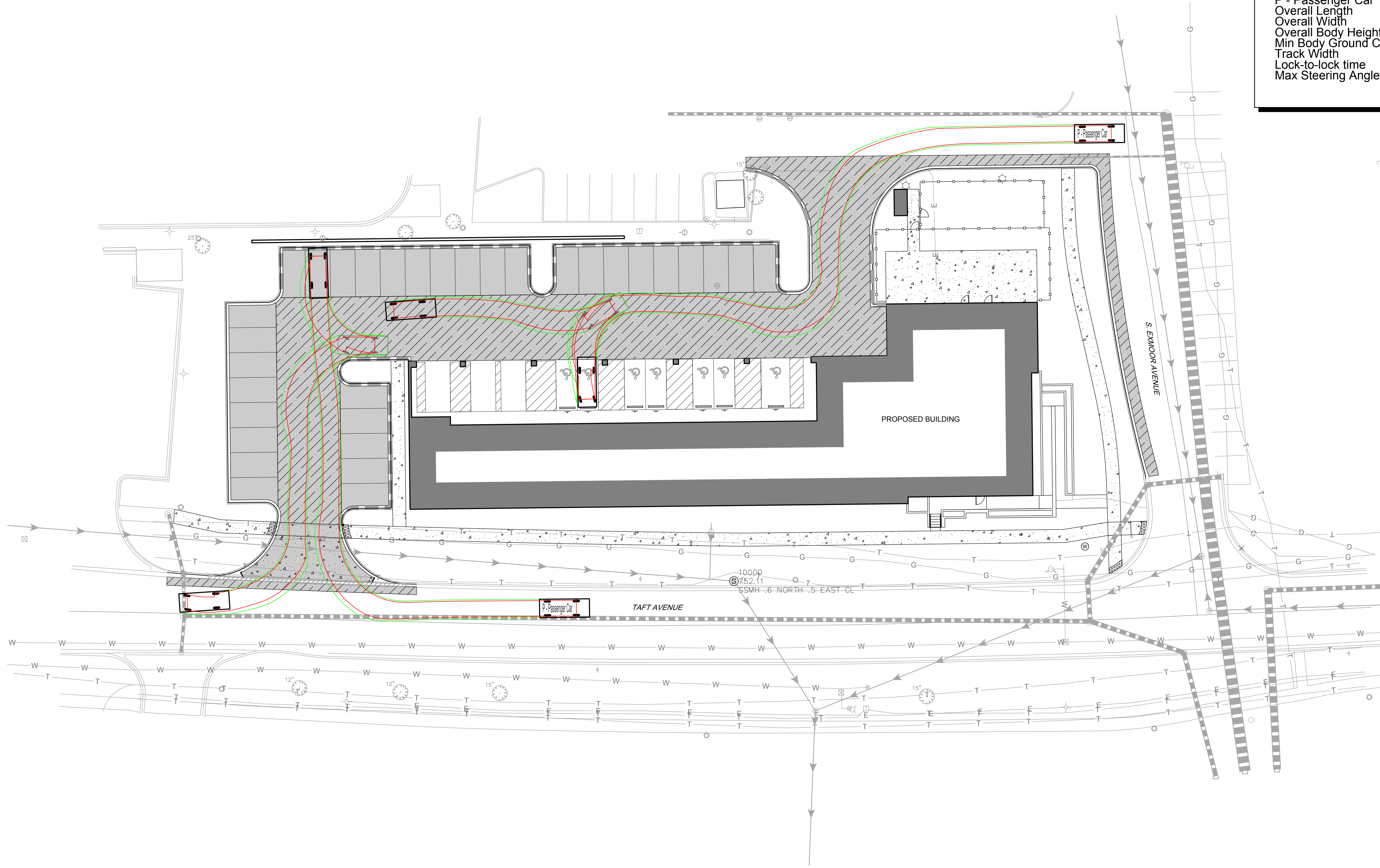
2 OF 3

REVISIONS

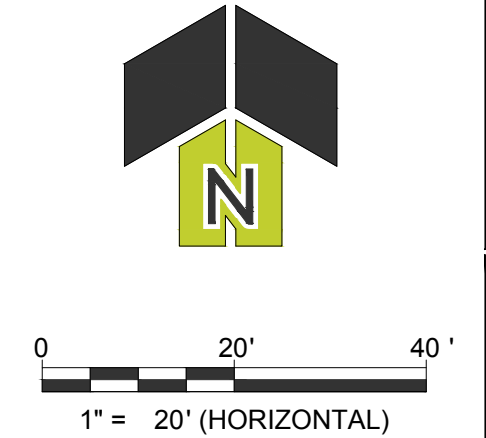
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P - Passenger Car	19.000ft
Overall Length	7.000ft
Overall Width	4.300ft
Overall Body Height	1.115ft
Min Body Ground Clearance	6.000ft
Track Width	4.00s
Lock-to-lock time	31.60°
Max Steering Angle (Virtual)	



2200 CABOT DRIVE
SUITE 325
LISLE, IL 60532
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FULL CIRCLE COMMUNITIES
**TAFT & EXMOOR
APARTMENTS**
Project Address
GLEN ELYN, IL

PROJ NO: 230380
ENG: JDL
DATE: 11/22/2024

SHEET TITLE
**AUTO-TURN
EXHIBIT**

SHEET NUMBER
TR 1
3 OF 3

LEGEND

BOUNDARY LINE = 
R.O.W. LINE = 
EX. LOT LINE = 
VACATED LOT LINE = 
EASEMENT LINE = 
FOUND CUT CROSS = 
FOUND IRON ROD = 
SET CONCRETE MONUMENT = 

OWNER/CLIENT

FULL CIRCLE COMMUNITIES
310 S. PEORIA STREET, SUITE 500
CHICAGO, ILLINOIS 60607

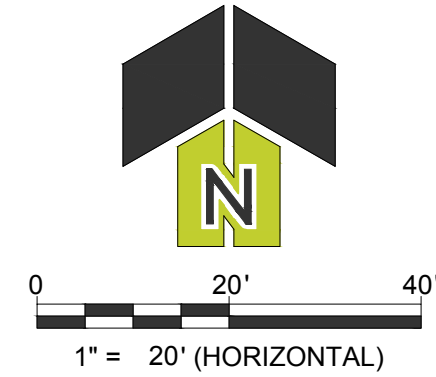
SURVEYED AREA

38,947 SQUARE FEET (0.94 AC±)

TAFT AND EXMOOR FINAL PLAT OF SUBDIVISION

BEING A SUBDIVISION OF LOTS 10 THROUGH 21, IN BLOCK 3, ROOSEVELT HILLS, LOCATED IN THE NORTHEAST
QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,
VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, STATE OF ILLINOIS

SUBMITTED BY:
VILLAGE OF GLEN ELLYN
535 DUANE STREET
GLEN ELLYN, IL 60137



CURRENT P.I.N.:

05-23-200-012
05-23-200-016
05-23-200-021

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY I, GABRIELA PTASINSKA, LICENSED ILLINOIS LAND SURVEYOR NO. 035-003893, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY, AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

LOTS 10 THROUGH 21, IN BLOCK 3 IN ROOSEVELT HILLS, A SUBDIVISION IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1928 AS DOCUMENT NO. 268777, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLEN ELLYN WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREFTER AMENDED AND THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL 17043C00156J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS MY OPINION THAT THE PROPERTY PLATTED HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

I HEREBY AUTHORIZE VILLAGE OF GLEN ELLYN REPRESENTATIVE TO RECORD THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS,
THIS ____ DAY OF _____ A.D., 2024.

FOR REVIEW

BY: GABRIELA PTASINSKA
GPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2025.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND FACILITIES, AND I HEREBY ALSO RESERVE FOR THAT COMPANY OR COMPANIES WHICH HAVE BEEN GRANTED BY THE VILLAGE OR OTHER ENTITIES WITH THE POWER TO DO SO, FRANCHISES WITHIN THE VILLAGE FOR UTILITY SERVICES, INCLUDING NATURAL GAS, ELECTRICITY, TELEPHONE, WATER, SEWER, CABLE AND OTHER SIMILAR ENTITIES THE EASEMENT PROVISIONS, WHICH ARE STATED ON THEIR STANDARD FORM, WHICH IS ATTACHED HERETO.

THIS IS TO CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT, THAT I HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT EACH OF THE SUBJECT LOTS LIE WHOLLY WITHIN GLEN COMMUNITY CONSOLIDATED SCHOOL DISTRICT 89 AND GLENBARD DISTRICT 87.

(ADDRESS)

DATED THIS ____ DAY OF _____, A.D. 20____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE
STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PRINT NAME

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS ____ DAY OF _____, 2024 AT _____

NOTARY SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES:

CERTIFICATE OF PLANNING COMMISSION

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS,
THIS ____ DAY OF _____, 2024.

CHAIRPERSON

SECRETARY

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE
PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO
GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK)
GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS
OBSERVATIONS

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY,
ILLINOIS, THIS ____ DAY OF _____, 2024

SIGNED _____

PRESIDENT

ATTEST _____

CLERK

I, _____, VILLAGE CLERK OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, DO HEREBY CERTIFY THAT THE ANNEXED
PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE
VILLAGE OF GLEN ELLYN, AT ITS MEETING HELD ON THIS ____ DAY OF _____, 2024, IN
WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF GLEN ELLYN, ILLINOIS.

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, VILLAGE TREASURER OF THE VILLAGE OF GLEN ELLYN, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL
ASSESSMENTS OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST
THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED THIS ____ DAY OF _____, 2024

VILLAGE TREASURER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF GLEN ELLYN, DO HEREBY
CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL MATTERS PERTAINING TO PLAT
REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE BOARD OF
THE VILLAGE OF GLEN ELLYN, ILLINOIS, INsofar AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN
COMPLIED WITH. I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE REQUIRED
PERFORMANCE SECURITY IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY
SEWERAGE SYSTEM AND DOMESTIC WATER SUPPLY AND TRANSMISSION SYSTEM UNDER THE JURISDICTION OF
THE VILLAGE OF GLEN ELLYN, BASED ON ENGINEER'S PLANS AND SPECIFICATIONS PREPARED BY A LICENSED
ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION, EXCEPT: _____ I
FURTHER CERTIFY THAT THE STREET NAMES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE
VILLAGE OF GLEN ELLYN REGULATIONS.

DATED THIS ____ DAY OF _____, 2024

VILLAGE ENGINEER

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY
CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO
REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. GIVEN UNDER
MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 2024

COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT _____, WAS FILED FOR RECORD IN TH RECORDER'S
OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE ____ DAY OF _____, 2024 AT _____
O'CLOCK ____M.

REGISTER OF DEEDS

2200 CABOT DRIVE, STE.
325 LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



REVISIONS

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TAFT & EXMOOR
GLEN ELLYN, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ NO. 230380

PM: GP

DATE: 09/10/2024

SCALE: 1"=20'

SHEET NUMBER

1 OF 1



0 30' 60'
1" = 30' (HORIZONTAL)

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

OWNER:

FULL CIRCLE COMMUNITIES
310 S. PEORIA STREET, SUITE 500
CHICAGO, ILLINOIS 60607

CURRENT P.I.N.:

05-23-200-021

PLAT OF DEDICATION OF RIGHT-OF-WAY TO THE VILLAGE OF GLEN ELLYN

S. EXMOOR AVENUE DEDICATION LEGAL DESCRIPTION

SUBMITTED BY & RETURN TO:

CAGE ENGINEERING
2200 CABOT DRIVE, STE. 325
LISLE, IL 60532

LEGEND

BOUNDARY LINE = _____
R.O.W. LINE = _____
EX. EASEMENT LINE = _____
UNDERLYING R.O.W. = _____
EX. SECTION LINE = _____
PROP. R.O.W. LINE = _____
RIGHT OF WAY
HEREBY GRANTED =

AREA SUMMARY

PARENT TRACT: 39,187 SQUARE FEET (0.900 AC±)
POST DEDICATION: 38,947 SQUARE FEET (0.894 AC±)

DEDICATED AREA

S. EXMOOR AVENUE: 240 SQUARE FEET (0.006 AC±)

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, THIS ____ DAY OF _____, 2024.

RECORDING SECRETARY _____ CHAIRMAN _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, THIS ____ DAY OF _____, 2024.

CLERK _____ VILLAGE PRESIDENT _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

THIS IS TO CERTIFY THAT I, JACK T. KNUEPFER, COUNTY CLERK IN AND FOR THE COUNTY AND STATE AFORESAID, FIND NO REDEEMABLE TAX SALES, UNPAID CURRENT TAXES, OR NO DELINQUENT GENERAL TAXES AGAINST ANY OF THE PROPERTY DESCRIBED HEREIN.

DATED AT WHEATON, ILLINOIS, THIS ____ DAY OF _____, 2024.

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF GLEN ELLYN, DO HEREBY CERTIFY TO THE BEST OF KNOWLEDGE AND BELIEF THAT ALL MATTERS PERTAINING TO PLAY REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLAYS ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, INsofar AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THAT THE REQUIRED BOND, CASH OR ESCROW ACCOUNT IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND DOMESTIC WATER SUPPLY AND TRANSMISSION SYSTEM UNDER MY JURISDICTION, BASED ON ENGINEER'S PLANS AND SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION. EXCEPT _____, I FURTHER CERTIFY THAT THE STREET NAMES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE VILLAGE OF GLEN ELLYN REGULATIONS.

DATED AT GLEN ELLYN DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2024.

VILLAGE ENGINEER _____

GENERAL NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
- NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
- RIGHT OF WAY SHOWN HEREON AS "HEREBY DEDICATED" IS DEDICATED TO THE VILLAGE OF GLEN ELLYN.
- PROPERTY CORNERS WILL BE SET UPON CONSTRUCTION OF THE ENTRANCE.

UNSUBDIVIDED PARCEL

ROOSEVELT-EXMOOR
RESUBDIVISION
PER DOC. R2013-112107

S89° 20' 36"W
209.57'

1
21 S. PARK CONSOL. PLAT
PER DOC R2003-013565

ROOSEVELT HILLS SUBDIVISION
PER DOC. R1928-268777
BLOCK 3

R=3689.71' L=324.67'
CH=S 89°02'12" E 324.57'

TAFT AVENUE

HERETOFORE DEDICATED FOR ROADWAY PURPOSES
PER DOC. R1928-268777

OWNER'S CERTIFICATE - FULL CIRCLE COMMUNITIES, INC.

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE HOLDER OF THE TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT HE/SHE/THEY HAS CAUSED THE SAME TO BE PLATTED FOR THE PURPOSE OF DEDICATING RIGHT OF WAY AS SHOWN HEREON.

DATED THIS ____ DAY OF _____, A.D., 20____

BY: _____

PRINT: _____

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 20____

NOTARY PUBLIC SIGNATURE _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, GABRIELA PTASINSKA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSES OF GRANTING RIGHT-OF-WAY AS SHOWN AND THAT THIS PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

GIVEN UNDER MY HAND AND SEAL AT LISLE, ILLINOIS, THIS ____ DAY OF _____, 20____

FOR REVIEW

BY: _____
GABRIELA PTASINSKA
OPTASINSKA@CAGECIVIL.COM
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003893
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184007577
LICENSE EXPIRES APRIL 30, 2025.



REVISIONS

NO.	DESCRIPTION

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FULL CIRCLE COMMUNITIES
GLEN ELLYN, ILLINOIS
PLAT OF DEDICATION

PROJ NO. 230380

PM: GP

DATE: 09/19/24

SCALE: 1"=20'

SHEET NUMBER

1 OF 1

2200 CABOT DRIVE, STE.
325 LISLE, IL 60532
P: 630.598.0007
WWW.CAGECIVIL.COM



Public Comments Received before Case
Packet Publication on January 31st, 2025

Daniel Harper

From: noreply@civicplus.com
Sent: Thursday, January 23, 2025 8:48 AM
To: Jennifer Henaghan; Daniel Harper; Jordan Frahm; Anabel Pederson
Subject: Online Form Submittal: Plan Commission Public Comment Form

[EXTERNAL EMAIL]

Plan Commission Public Comment Form

If you wish to offer public comment, please complete this form before 4 pm of the day of the Plan Commission meeting.

Meeting Date	February 6, 2025
Meeting Name	Public Hearing
First Name	Barbara
Last Name	Kwiatkowski
Organization	<i>Field not completed.</i>
Email Address	barbarak@comcast.net
Address	351 Woodstock Ave
City	Glen Ellyn
State	IL
Zip Code	60137
Agenda Item or Subject	Full Circle Communities
Comment	This is in support for this development in Glen Ellyn. This is a good use of the property and would provide much needed affordable housing in the Village. The location provides amenities such as transportation, shopping, close to employment, banks, etc. An additional comment about the design. While the Tudor style

would fit nicely downtown Glen Ellyn, I'm not sure it is appropriate on this site. It is jarring and does not blend in to the neighboring residences. A simple, traditional style maybe similar to the housing on Taft and Kingsbrook Glen, but more modern.

Your comments will be placed on file and read into the record.

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Daniel Harper

From: noreply@civicplus.com
Sent: Thursday, January 30, 2025 7:56 AM
To: Jennifer Henaghan; Daniel Harper; Jordan Frahm; Anabel Pederson
Subject: Online Form Submittal: Plan Commission Public Comment Form

[EXTERNAL EMAIL]

Plan Commission Public Comment Form

If you wish to offer public comment, please complete this form before 4 pm of the day of the Plan Commission meeting.

Meeting Date	2-6-25
Meeting Name	Plan Commission Special Meeting
First Name	Donielle
Last Name	Deering
Organization	<i>Field not completed.</i>
Email Address	donieller@comcast.net
Address	945 E Benton Ave
City	Naperville
State	IL
Zip Code	60540
Agenda Item or Subject	Full Circle Communities Project
Comment	As the mother of a young adult living in Naperville, I saw a need in our community and began an affordable housing project similar to the one Julie Evans and team is trying to bring to fruition in Glen Ellyn. I give my whole hearted support to this project and hope that all the building variances are approved by the City. It is so hard to get necessary projects like this done

in IL and I applaud Glen Ellyn's desire to help its residents with I/DD.

Your comments will be placed on file and read into the record.

Email not displaying correctly? [View it in your browser.](#)

Daniel Harper

From: noreply@civicplus.com
Sent: Thursday, January 23, 2025 2:55 PM
To: Jennifer Henaghan; Daniel Harper; Jordan Frahm; Anabel Pederson
Subject: Online Form Submittal: Plan Commission Public Comment Form

[EXTERNAL EMAIL]

Plan Commission Public Comment Form

If you wish to offer public comment, please complete this form before 4 pm of the day of the Plan Commission meeting.

Meeting Date	2/6/25
Meeting Name	Public Hearing
First Name	Katherine
Last Name	Brooks
Organization	<i>Field not completed.</i>
Email Address	Katherine.r.brooks@gmail.com
Address	151 N Montclair Ave
City	Glen Ellyn
State	IL
Zip Code	60137
Agenda Item or Subject	Full Circle Community
Comment	I am a GE resident and member of First Congregational Church in GE and enthusiastically support this development. The location has been an eyesore in our community. But more than that, I want to be part of a community that cares about people with intellectual disabilities because all people are welcome in Glen Ellyn. And this location is within walking

distance of many simple resources those residents need - grocery, employment, places of worship and fresh air at Pan Fish park. It's also near the police and fire station for safety of residents. The perception of a "low income person" can be construed negatively but it is important to love the neighbor. And these neighbors via Full Circle have more than affordable housing they have supportive housing with services and amenities the residents need to prosper in Glen Ellyn. Thank you!

Your comments will be placed on file and read into the record.

Email not displaying correctly? [View it in your browser.](#)

Daniel Harper

From: noreply@civicplus.com
Sent: Wednesday, January 22, 2025 4:51 PM
To: Jennifer Henaghan; Daniel Harper; Jordan Frahm; Anabel Pederson
Subject: Online Form Submittal: Plan Commission Public Comment Form

[EXTERNAL EMAIL]

Plan Commission Public Comment Form

If you wish to offer public comment, please complete this form before 4 pm of the day of the Plan Commission meeting.

Meeting Date	2-6-25
Meeting Name	Plan Commission Public Hearing
First Name	Lisa
Last Name	Mojica
Organization	<i>Field not completed.</i>
Email Address	lisamojica04@gmail.com
Address	598 Hill Ave
City	Glen Ellyn
State	IL
Zip Code	60137
Agenda Item or Subject	Full Circle Community Project
Comment	I am in support of the Full Circle Community Project proposed for the corner of Exmoor and Taft Avenues. Given the research that has been conducted, it is clear to me that this site is a perfect place for a residential building that provides affordable housing for persons with disabilities and their families. The appearance of the proposed building is appropriate for the

area. I also understand that this location is ideal for those who rely on public transportation. I am also pleased to learn that this property will result in a gain of tax income for our community. After studying the issue of housing in our area, it is clear that Glen Ellyn lacks sufficient affordable housing options and this is a clear way to start to fill that need. Thank you.

Your comments will be placed on file and read into the record.

Email not displaying correctly? [View it in your browser.](#)

Daniel Harper

From: noreply@civicplus.com
Sent: Monday, January 13, 2025 10:11 AM
To: Jennifer Henaghan; Daniel Harper; Jordan Frahm; Anabel Pederson
Subject: Online Form Submittal: Plan Commission Public Comment Form

[EXTERNAL EMAIL]

Plan Commission Public Comment Form

If you wish to offer public comment, please complete this form before 4 pm of the day of the Plan Commission meeting.

Meeting Date	Thursday, January 23, 2025
Meeting Name	Village of Glen Ellyn Plan commision
First Name	Marcey
Last Name	Siegel
Organization	<i>Field not completed.</i>
Email Address	megs@the-siegels.com
Address	397 Carleton Ave
City	Glen Ellyn
State	IL
Zip Code	60137
Agenda Item or Subject	Full Circle Communities, supportive, affordable housing
Comment	As a 45 year Glen Ellyn Resident who is unable to personally attend the January 23 meeting, I want to let you know that I am in full, enthusiastic support of the proposal by Full Circle Communities to build supportive, affordable rental housing. This is a long overdue need in our community. Please vote to enable this important project to moved forward.

**Your comments will be placed on file and
read into the record.**

Email not displaying correctly? [View it in your browser.](#)

Daniel Harper

From: noreply@civicplus.com
Sent: Wednesday, January 29, 2025 4:41 PM
To: Jennifer Henaghan; Daniel Harper; Jordan Frahm; Anabel Pederson
Subject: Online Form Submittal: Plan Commission Public Comment Form

[EXTERNAL EMAIL]

Plan Commission Public Comment Form

If you wish to offer public comment, please complete this form before 4 pm of the day of the Plan Commission meeting.

Meeting Date	02/06/2025
Meeting Name	Plan Commission meeting for Full Circle Communities
First Name	Paul
Last Name	Berauer
Organization	<i>Field not completed.</i>
Email Address	paul.berauer@gmail.com
Address	389 Duane Street, Unit 302
City	Glen Ellyn
State	IL
Zip Code	60137
Agenda Item or Subject	Full Circle Communities
Comment	I fully support the Full Circle Communities Taft & Exmoor Apartments Project. As Glen Ellyn housing continues to rise in price, we need to ensure affordable housing now more than ever. More than that, this project is about making sure Glen Ellyn remains a city for people of all backgrounds and income levels, not just the wealthy. I would urge the commission and

Glen Ellyn's Board of Directors to stand by this project, and look at further ways to bring affordable housing to the village. Indeed, this site could easily support significantly more units, and the city should look at expanding the size of the project. Often, the loudest voices are the most angry ones. Don't let that sway you. The village supports this project and so should the Plan Commission!

Thank you,
Paul Berauer

**Your comments will be placed on file and
read into the record.**

Email not displaying correctly? [View it in your browser.](#)

Daniel Harper

From: noreply@civicplus.com
Sent: Monday, January 27, 2025 2:02 PM
To: Jennifer Henaghan; Daniel Harper; Jordan Frahm; Anabel Pederson
Subject: Online Form Submittal: Plan Commission Public Comment Form

[EXTERNAL EMAIL]

Plan Commission Public Comment Form

If you wish to offer public comment, please complete this form before 4 pm of the day of the Plan Commission meeting.

Meeting Date	February 6, 2025
Meeting Name	Public Hearing
First Name	Roger
Last Name	Hughes
Organization	Field not completed.
Email Address	hughes1234@ameritech.net
Address	310 HAWTHORNE BLVD
City	GLEN ELLYN
State	Illinois
Zip Code	60137
Agenda Item or Subject	Full Circle Communities
Comment	I am a 24-year resident of Glen Ellyn and, for the last four years, have been actively engaged in support of the Full Circle Communities 42-unit affordable and supportive development on Taft and Exmoor. There is a critical need for affordable and supportive housing in

Glen Ellyn. There also is a significant need in Glen Ellyn to increase the diversity of our housing stock. The FCC development is a small but important step to begin addressing these needs.

It's location across from Panfish Park and near public transportation, grocery stores and medical facilities makes it an ideal location.

I would gladly welcome our new neighbors from this development and view them as a desirable addition to our otherwise fairly homogeneous Village population.

I trust that the Glen Ellyn Plan Commission will demonstrate wisdom and leadership, and approve without delay the needed zoning variances for this development.

Your comments will be placed on file and read into the record.

Email not displaying correctly? [View it in your browser.](#)

Daniel Harper

From: noreply@civicplus.com
Sent: Friday, January 24, 2025 11:46 AM
To: Jennifer Henaghan; Daniel Harper; Jordan Frahm; Anabel Pederson
Subject: Online Form Submittal: Plan Commission Public Comment Form

[EXTERNAL EMAIL]

Plan Commission Public Comment Form

If you wish to offer public comment, please complete this form before 4 pm of the day of the Plan Commission meeting.

Meeting Date	February 6, 2025
Meeting Name	Public Hearing
First Name	Thomas
Last Name	Rausch
Organization	First Congregational Church of Glen Ellyn
Email Address	trausch222@sbcglobal.net
Address	432 Annandale Ave
City	Glen Ellyn
State	IL
Zip Code	60137
Agenda Item or Subject	Full Circle Communities
Comment	Every community has a need for housing for those who are part of the community but can not afford traditional housing or may need some assistance or support to live locally. Glen Ellyn has a number of residents who work and contribute to our economy that need a local, decent place to live. The Taft & Exmoor development is ideally located just off Roosevelt Road

and across from Panfish Park, and will be a welcome improvement to the area as it is now. Full Circle is a responsible organization that will ensure that residents can own their housing yet still have specialized services they may require. There are no real downsides to this development, and the location will allow its residents to shop and work locally, improving business in the area. I urge you to approve it and be proud of our community as one that cares about all of it's residents.

Your comments will be placed on file and read into the record.

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