



Agenda  
Village of Glen Ellyn  
Plan Commission  
Regular Meeting  
Thursday, May 24, 2018  
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

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*Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.*

**A. Call to Order**

**B. Public Comment (Non Agenda Items)**

**C. Approval of Draft Minutes**

1. Approval of March 8, 2018 Draft Plan Commission Minutes

**D. Public Hearing - 840-944 Roosevelt Road - Pete's Market/Baker Hill Shopping Center - PUD Amendment and Sign Variations**

1. Public hearing with discussion, consideration, and recommendation regarding a request for approval of an amendment to the Baker Hill Planned Unit Development to amend Ordinance 4467 to accommodate the expansion of an existing commercial tenant space and a request for variations from the Sign Code for a future Pete's Market. The subject property is located in the Baker Hill shopping center on the north side of Roosevelt Road east of Baker Hill Drive in the C6 Commercial/Multi-Use Planned Development District. (Planner Sterrett)

**E. Public Hearing - Zoning Code and Subdivision Regulations Code Text Amendments**

1. Public hearing with discussion, consideration and recommendation regarding proposed text amendments to the Glen Ellyn Zoning Code and the Glen Ellyn Subdivision Regulations Code. Amendments to the Zoning Code include changes to chapters 2, 4, and 5 that will affect the regulations for residential and commercial development in the Village. The proposed amendments are related to such things as the definition of a reversed corner lot, permitted and special uses in the central business district, and the maximum height of fencing on through lots. Amendments to the Subdivision Regulations Code include changes to chapters 3 and 4 that will affect the subdividing of property in the Village. The proposed amendments are related to such things as private streets, undergrounding of utilities, and procedures for two-lot subdivisions, land transfers, and lot consolidations. (Planner Sterrett)

- F. Trustee's Report**
- G. Chairman's Report**
- H. Staff Report**
- I. Other Business**
- J. Adjournment**
- K. Agenda Items**

**This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission.** After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Monday of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.

cc: Glen Ellyn Plan Commission  
Craig Pryde, Plan Commission Liaison Trustee  
Mark Franz, Village Manager  
Bill Holmer, Assistant Village Manager  
Staci Hulseberg, Planning and Development Director  
John Sterrett, Village Planner  
Kelly Purvis, Associate Planning  
Barbara Utterback, Plan Commission Secretary  
Meredith Hannah, Economic Development Manager  
Lori Gloude, Administrative Assistant  
Lindsey Kaminsky, Executive Assistant  
Megan Plahm, Communications Coordinator  
Jackie Chernesky, Administrative Clerk  
Patti Turner, Administrative Clerk  
Brian Baltudis, Facilities Supervisor  
David Harris, Glen Ellyn Park District  
Eric DePorter, School District 41  
Dawn Bussey, Glen Ellyn Public Library  
Emily Tammaru, Community Consolidated School District 89  
Chris McClain, Glenbard School District 87



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

Meeting: 05/24/18 07:00 PM  
Department: Plan Commission  
Department Head: John Sterrett  
Category: Minutes  
Prepared By: John Sterrett

**SCHEDULED**

**AGENDA ITEM (ID # 3327)**

DOC ID: 3327

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## **Approval of March 8, 2018 Draft Plan Commission Minutes**

**ATTACHMENTS:**

- Draft March 8, 2018 PC Minutes (PDF)

DRAFT  
PLAN COMMISSION  
MINUTES  
MARCH 8, 2018

The meeting was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, Phillip Hartweg, Tracy Heming Littwin, Tim Loftus, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Plan Commissioner Terra Costa Howard was excused. Also present were Village Director of Planning and Development Staci Hulseberg, Associate Planner Kelly Purvis and Recording Secretary Barbara Utterback.

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Plan Commissioner Loftus stated that on page 17 of the January 25, 2018 minutes, the word “could” in the sixth line should be changed to “would.” Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Saeed, to approve the minutes of the January 25, 2018 Plan Commission minutes with that change. The motion carried unanimously by voice vote.

On the agenda was a continued public hearing regarding Zoning Code Text Amendments and the Official 2018 Village of Glen Ellyn Zoning Map.

PUBLIC HEARING – CONTINUED PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING PROPOSED TEXT AMENDMENTS TO THE GLEN ELLYN ZONING CODE. AMENDMENTS INCLUDE CHANGES TO CHAPTERS 2, 4, 5 AND 8 OF THE GLEN ELLYN ZONING CODE THAT WILL AFFECT THE REGULATIONS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN THE VILLAGE. THE PROPOSED TEXT AMENDMENTS ARE RELATED TO SUCH THINGS AS DEFINITIONS, SUPPLEMENTAL REGULATIONS, RESIDENTIAL AND COMMERCIAL USES, ACCESSORY STRUCTURE SETBACK REQUIREMENTS AND PERMITTED OBSTRUCTIONS AND STRUCTURES IN REQUIRED YARDS, AMONG OTHER ITEMS.

(Associate Planner Kelly Purvis)

#### Staff Introduction

Associate Planner Kelly Purvis stated that three zoning code text amendments remain to be discussed at this meeting.

4. Amend the definitions of “Family” and “Group Homes” and make “Group Homes” a permitted or special use in all residential districts.



Information

Associate Planner Kelly Purvis stated that at the February 22, 2018 Plan Commission meeting, the Plan Commissioners discussed adding group homes to all residential districts as was recommended by the Village Board. Ms. Purvis stated that staff has updated the proposed text amendments accordingly and she displayed two charts that showed what the group home for four residents would look like. She added that special uses in all residential districts up to R2B and the R3 and R4 multi-family districts would be a permitted use, R5 would be a permitted use and group homes would not be allowed in any commercial districts. She added that for R5 and above, group homes would not be permitted at all in the RE Residential Estate through R2B. She also stated that in the multi-family districts and R5, it would be a special use for five or more residents and would not be permitted in the commercial districts. Ms. Purvis stated that currently the only place where group homes would be a special use would be in the R3 and R4 zoning districts and in some of the commercial districts. She stated that group homes are not permitted anywhere in the Village.

Plan Commissioner Heming-Littwin asked why group homes would not be allowed in commercial districts. Ms. Purvis responded that is because there are no single-family homes in commercial districts and we do not want to encourage that. Plan Commissioner Heming-Littwin stated that there is a medical care type of facility in Wheaton that would like to become a “group home.” Ms. Purvis responded that that type of project would have to appear before the Plan Commission for a zoning code text amendment and request that the subject use be a special use in that district.

ADA Requirements

Ms. Purvis stated that the Plan Commission also requested additional information regarding accessibility requirements, state licensing requirements and parking requirements. Per a memo from the Village Building and Zoning Official, a group home would provide 24-hour care for no more than five non-transient occupants, not including staff. She stated that a group home acts as one dwelling unit. She added that, per the Building and Zoning Official, group homes, as defined, would not have accessibility requirements from the International Building Code. She stated that both single-family and group home uses are residential in nature and there is no change to the occupancy group which would otherwise trigger accessibility requirements. She added that the Illinois Accessibility Code is not applicable to existing buildings unless there is work being performed thereon. She added that accessibility provisions from the Fair Housing Act do not apply to one dwelling unit—they apply to multi-family units consisting of four or more dwelling units. Ms. Purvis stated that the Americans with Disabilities Act is applicable for newly designed and constructed or altered state and local government facilities, public accommodations and commercial facilities. She stated it is not applicable to existing buildings unless there is new construction or alterations being performed.

State Licensing Requirements

Ms. Purvis stated that group homes are regulated by the State of Illinois through the Department of Human Services. She also stated that the state specifies that group homes are to be located in an area that will enable individuals to participate and integrate into their neighborhood. She added that these homes are to be typical homes in residential neighborhoods. She also stated that the state requires that homes comply with locally adopted building, fire and life safety codes and a group home provider must supply the state with documentation showing compliance with these codes. She stated that each home must meet minimum standards such as the number of bathrooms provided, floor area per bedroom and proper evacuation routes. She also stated that all caregivers must be licensed with the Department of Human Services and any employee not licensed must be supervised by a licensed professional. She added that the amount of caregivers necessary to care for individuals is based upon their specific needs and their mental or physical disability.

Parking Requirements

Ms. Purvis stated that the Zoning Code currently regulates the minimum amount of parking requirements in the R3 and R4 zoning districts and there must be at least one parking space per 800 square feet of gross floor area in each home. She also stated that in districts where a group home is not a permitted use, a special use would give one the opportunity to determine how much parking would be needed and it could be a condition of the special use. Ms. Purvis stated that all other parking restrictions in the Village would be enforced for group homes. Ms. Purvis stated that if a special use process is put into place, the Village has more ability to regulate these homes. Ms. Purvis stated that staff thinks it makes sense to allow group homes somewhere in the Village without having to go through a process.

Plan Commissioner Heming-Littwin stated she has read some disturbing articles on group homes where investigations have been done and the homes are not run very well even though they are licensed by the state. She also stated if a home is not put through a process, the Village will not know if they are licensed, have the right kind of care available and are in good standing with the State of Illinois. Plan Commissioner Heming-Littwin stated she has a problem with what staff and the Plan Commission are doing and the only way she could do anything would be to say it is not permitted other than in R3, R4 and R5 and is a special use. She also stated she would not have a problem with a special use in some of the commercial areas rather than going into residential areas. Ms. Purvis responded to Chairperson Loch that currently a group home would be a special use in zoning districts R3, R4, C2, C5A and C5B. Plan Commissioner Heming-Littwin stated that the Plan Commission would not consider more than four persons (not including caregivers) in a group home. Ms. Purvis added that eight persons are currently allowed in a group home.

Questions/Comments from the Plan Commission

Ms. Purvis responded to Plan Commissioner Fanella that four adults age 55 and older are allowed to reside in a single-family home and since people cannot be treated differently, those with disabilities can also reside in a single-family home. She stated that the number of individuals living in a group home is being requested to be reduced to lessen the impact on a neighborhood.

Persons in Favor of or in Opposition to the Request

Paula Frederickson, 327 Phillips Avenue, Glen Ellyn, IL stated that when she answered her door one Sunday evening, a woman from a group home was there with a male staff member of that home. She stated that the resident was trying to get into her home and the staff member was very apologetic about the incident. She added that incident was very scary and she felt fortunate that her children were not there. Ms. Frederickson stated she is now afraid to be in her Glen Ellyn home with unlocked doors and she wants people to understand the severity of the situation.

Erin Pavlich, 364 Lorraine Street, Glen Ellyn, IL stated that the Village's definition of a group home focuses on disabled people. She stated that someone could say that the residents are trying to keep disabled people out of their neighborhood. She stated she did not understand why the Village focused on disabled people but thought it might be because they want to keep out people who are in alternatives to incarceration programs or halfway houses. Ms. Pavlich stated she knows these homes can be well run and if one removes the emphasis on people with disabilities from the definition of a group home, there would be less of an argument that they are just trying to keep out disabled people. Ms. Pavlich stated she supports what sounds like it will be voted on at this meeting which is keeping the current uses in the different districts except for adding some uses in some of the commercial districts and modifying the definitions as proposed.

Plan Commissioner Fanella stated that if John Kenwood who is a Village Trustee is speaking on this topic and then voting on it as a Trustee, she wanted to formally express that is an undue influence which is not appropriate. Trustee Kenwood stated he is speaking as a citizen who has raised a concern previously because he has encountered families who have had issues with this type of situation. Chairperson Loch allowed Trustee Kenwood to speak for three minutes. Trustee Kenwood asked if the subject project is a group home and stated there are group homes in the area that have had no problems. He also stated he agrees it is a difficult issue on both sides and liked that the definition is being changed. He stated that the Village should try to figure out a way to be able to take care of a growing population in its schools which is children who are autistic or who have Down's Syndrome. He stated we are basically telling these people they are not welcome here which he does not feel is right. He stated he is looking for a solution and does not feel he is an undue influence on anyone. He stated we can allow

these children to live in this community where they grew up in a way that the parents know that when they pass away, their children can continue to live in this environment. He added that he does not want the wrong type of people living in these homes but would like to figure out a way to have people who need this type of housing living there because they already have a very expensive way of life. He added that when their parents are gone, they may only be able to survive with funding from the state in an appropriate environment and that is what he is looking for.

Plan Commissioner Heming-Littwin responded to Trustee Kenwood by stating that part of what the Village needs to do is balance between the residents here and people in group homes. She stated that she does not think we do not want people in a group home here but wants to be sure if they are here that they are in a safe environment in a licensed home. She stated that the only way to ensure that they are being licensed and properly managed is to have a license from the state and the only way to do that is to have a special use and have whoever is in charge of the home present information to the Village. Plan Commissioner Heming-Littwin added that this would allow for more control of the home.

### Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, that the Plan Commission recommend approval of a new definition for a group home being for four (4) residents or less and as otherwise stated in the draft with it being part of a special use in R3, R4, R5, C2 and C4 districts and not permitted in RE, R0, R1, R2, R2B, C3, C5A and C5B districts.

The motion carried unanimously with eight (8) yes votes as follows: Plan Commissioners Heming-Littwin, Fanella, Hartweg, Loftus, Rodemann, Saeed, Vondruska and Chairperson Loch voted yes.

18. Create a definition for a turret and allow it as a special architectural feature. Current height regulation in the Code effectively prohibits turrets.

### Introduction

Associate Planner Kelly Purvis stated that per direction of the Plan Commission at the February 22, 2018 meeting, staff reviewed two different homes with turrets in the Village for which she was able to locate building plans. She stated that the Village is not trying to prohibit people from designing homes in this manner and to find out if these turrets can be replicated based on the code amendment that staff is asking to be approved.

Ms. Purvis stated that the first home being discussed is 564 N. Main Street and she believes the turret was a modification of the home as there is a 1-foot difference between the ridge height and the peak of the turret on this 37-foot tall house. She added that this turret could

be re-constructed based on staff's proposal. Ms. Purvis stated that 602 Prairie is closely in line with the ridge height of the house so based on what staff is providing, the turret would be able to be reconstructed on this 40-foot tall house.

Ms. Purvis stated that staff has investigated how other communities with historic homes such as Hinsdale, Riverside, Elmhurst, Naperville and Oak Park are regulating turrets. She stated that Hinsdale, Naperville and Oak Park exempt turrets from the height provisions of the zoning code and have no regulations for maximum size or height. She stated that Elmhurst allows turrets with no specific provisions, Naperville allows ornamental towers to be erected to their customary height regardless of height limitations or the zoning district in which they are located and Riverside would require a special use for a turret. She added that for the most part there is not much restriction in other communities where turrets are allowed. She displayed and described photos of four properties with turrets. Ms. Purvis stated that the Village code currently allows one architectural feature and staff is requesting more than one architectural feature to be allowed. Ms. Purvis stated that the three (3) options would be to allow turrets without height restrictions, to allow turrets not to exceed 10 feet above the ridge height and to not allow turrets to exceed five (5) feet above the established maximum height for the zoning district.

#### Persons in Favor or or in Opposition to the Request

Jamie Simoneit, Architect, 504 Hillside Avenue, Glen Ellyn, IL was not pleased with the limits that will be placed on turrets and stated he appreciated communities that do not put limits on design. Mr. Simoneit stated the easy way to do it is to set the bottom of the turret on maximum eave height—then let the architect do what he likes from there on up. He added that finials and spires should not be restricted, adding that they are generally 3 feet in height. He added that a 7-foot turret will look terrible. He asked for a height of 12 feet with allowance for a 3-foot decorative item on top.

Staff clarified that a turret can be 10 feet above the ridge height.

#### Comments from the Plan Commission

Plan Commissioner Heming-Littwin stated she preferred the 10-foot turret as a turret should be the focal point of a house—not blended in. She added that a 5-foot difference is not very much. She also stated she is shocked that some communities do not have a height restriction on turrets. Plan Commissioner Fanella was supportive of option one which was to allow turrets without height restrictions, however, would support a 10-foot turret. Plan Commissioner Rodemann stated there should be a difference between a tower and a turret as a turret relates to the overall scale of a house and the highest ridge of a house. He felt that 10 feet is a reasonable dimension for a turret. There was some discussion regarding allowing a weather vane on top of the 10-foot turret. Plan Commissioner Loftus was supportive of no height

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restrictions for turrets. Plan Commissioner Saeed was supportive of a 10-foot turret. Plan Commissioner Vondruska stated he was in favor of a 10-foot turret with a weather vane.

24. On all corner lots, include the portion of a corner side yard adjacent to a rear yard as though it were part of the rear yard when determining the total allowable square footage of accessory structures and when determining how much of a required rear yard may be impervious surface.

### Introduction

Associate Planner Kelly Purvis stated that at the last meeting, the Plan Commission voted to amend the zoning code text amendment that would essentially change how the Village defines the required rear yard on a corner lot. She stated that the zoning code was amended at the last meeting, however, No. 24 above would now be the new definition for the required corner side yard. Ms. Purvis stated that impervious surface is based upon the required rear yard and will allow up to 50 percent of a required rear yard to be covered in impervious surface. Thirty percent (30%) of a required rear yard will also be allowed to be covered in accessory structures. She stated that a corner lot would now be at a disadvantage in terms of what would be allowed in a required rear yard in terms of impervious surface and/or accessory structures.

Ms. Purvis stated that staff now proposes in instances where those two codes—accessory structure percentage and impervious surface percentage—are being applied and indicated the area on a map that would remain a required rear yard. She added that the new text amendment would be “the required rear yard on a corner lot as the area bounded by the side lot line, the rear lot line, the corner side lot line and the rear setback line” for the purposes of calculating the impervious surface and accessory structure coverage percentages.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, to close the public hearing. The motion carried unanimously by voice vote.

### Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Hartweg, to recommend approval of the text amendments regarding 10-foot turrets (18) and the corner side yard definition (27) as proposed.

The motion carried unanimously with eight (8) yes votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Fanella, Loftus, Rodemann, Saeed, Vondruska and Chairperson Loch voted yes.

Attachment: Draft March 8, 2018 PC Minutes (3327 : Draft Minutes)

PUBLIC HEARING – OFFICIAL 2018 ZONING MAPDISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING THE OFFICIAL 2018 VILLAGE OF GLEN ELLYN ZONING MAP.Staff Introduction

Associate Planner Kelly Purvis stated that the Illinois Compiled Statutes require that the Village publishes an updated zoning map by April 1 of each year. She stated that this update typically includes annexations, zoning map amendments and corrections of any scrivener's errors. Ms. Purvis stated that there were three (3) annexations of properties into the Village limits that included: 1. 21W135 Roosevelt Road, 751 West Roosevelt Road and 1209 South Lawler Avenue (Bucky's gas station). 2. 22W155 Buena Vista Drive, a residential property. 3. 21W551 Bemis Road and 21W518 Bemis Road, the wastewater treatment plant. Ms. Purvis stated that staff is requesting that the Plan Commission review and make a recommendation regarding the Official 2018 Zoning Map.

There were no questions or comments from the Plan Commission.

Motion

Plan Commissioner Hartweg moved, seconded by Plan Commissioner Saeed, to recommend approval of the Official 2018 Village of Glen Ellyn Zoning Map. The motion carried with eight (8) yes votes as follows: Plan Commissioners Hartweg, Saeed, Fanella, Heming-Littwin, Loftus, Rodemann and Vondruska and Chairperson Loch voted yes.

Trustee Report

Regarding the group home item at this meeting, Trustee Liaison Pryde stated that Trustees are residents and can speak their mind as residents and be completely objective as Trustees.

Trustee Liaison Pryde reported that the gas station at Five Corners is still in litigation. He also stated that the Village Board is looking at parking options and Walker Design has been hired to do studies regarding Village lots. He also stated the Village Board has had its first reading of the home rule sales tax and the increase is .25 percent. Trustee Liaison Pryde also stated that possible capital projects include one/two parking garages and a downtown redevelopment streetscape program. He added that the train station and underpass are currently being evaluated. He also stated that the Hadley Junior High improvements were approved last week.

Chairperson's Report

No Chairperson report was given.

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Staff Report

No staff report was given.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, to adjourn the meeting at 8:32 p.m. The motion carried unanimously by voice vote.

Prepared by:  
Barbara Utterback  
Recording Secretary

Reviewed by:  
Kelly Purvis  
Associate Planner

Attachment: Draft March 8, 2018 PC Minutes (3327 : Draft Minutes)





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

Meeting: 05/24/18 07:00 PM  
Department: Plan Commission  
Department Head: John Sterrett  
Category: Public Hearing  
Prepared By: John Sterrett

**SCHEDULED**

**AGENDA ITEM (ID # 3325)**

DOC ID: 3325

**Public hearing with discussion, consideration, and recommendation regarding a request for approval of an amendment to the Baker Hill Planned Unit Development to amend Ordinance 4467 to accommodate the expansion of an existing commercial tenant space and a request for variations from the Sign Code for a future Pete's Market. The subject property is located in the Baker Hill shopping center on the north side of Roosevelt Road east of Baker Hill Drive in the C6 Commercial/Multi-Use Planned Development District. (Planner Sterrett)**

**ATTACHMENTS:**

- Staff Report (PDF)
- Aerial Photo (PDF)
- Public Hearing Notices (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing Labels for Public Hearing Notice (PDF)
- Section 10-7-7 of the Zoning Code (PDF)
- Section 4-5-17(G) of the Sign Code (PDF)
- Ordinance 4467 - Preliminary PUD of Baker Hill (PDF)
- Ordinance 4484 - Sign Variations for Dominick's and Baker Hill (PDF)
- Ordinance 5710 - Amendment to Ordinance 4484 (PDF)
- Ordinance 5802 - Amendment to Ordinance 5710 (PDF)
- Ordinance 5831 - Amendment to Ordinance 4484 (PDF)
- Sign Size Comparison Chart (PDF)
- Photos of Baker Hill Signage(PDF)
- Photos of Market Plaza Signage (PDF)
- Photos of Pickwick Place Signage (PDF)
- Planned Unit Development Application (PDF)
- Sign Variation Application - Wall Signage (PDF)
- Sign Variation Application - Freestanding Signage (PDF)
- PUD Plans (PDF)
- Baker Hill Elevations (PDF)
- Freestanding Sign Plan (PDF)
- Freestanding Sign Elevations(PDF)
- Sign Table (PDF)

# STAFF REPORT

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**TO:** Glen Ellyn Plan Commission  
**FROM:** John Sterrett, Planner  
**DATE:** May 18, 2018  
**FOR:** May 24, 2018 Plan Commission Meeting  
**SUBJECT:** Public Hearing – 840-944 Roosevelt Road – Pete’s Market/Baker Hill Shopping Center Amendment to the Baker Hill PUD and Variations from the Sign Code

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**PETITIONER:** The petitioners are Phillips Edison and Company, owner of the Baker Hill shopping center, and JD Real Estate, Inc., developer for Pete’s Market grocery store, future tenant in Baker Hill shopping center.

**LOCATION** The subject site is located on the north side of Roosevelt Road, east of Baker Hill Drive, approximately one-quarter mile west of Interstate 355, commonly known as 840-944 Roosevelt Road in the Baker Hill shopping center.

**REQUEST:** The petitioners are requesting a public hearing for an amendment to the Preliminary Planned Unit Development for the Baker Hill shopping center, approved by the Village Board on March 3, 1997 by Ordinance 4467, and for variations from the Sign Code. The requests are being made to accommodate the remodeling and expansion of a vacant tenant space as well as to install new signage in the shopping center for a new Pete’s Market grocery store to be located at 880 Roosevelt Road. In order to develop the property as proposed, the petitioner is requesting approval of the following:

1. Approval of an amendment to Ordinance 4467, the Preliminary PUD for the Baker Hill shopping center to allow a 4,581 square foot building expansion; and
2. The following variations from the Sign Code:
  - a. A variation from Section 4-5-10(B) of the Sign Code to allow 2 wall signs in lieu of the maximum 1 wall sign permitted; and
  - b. A variation from Section 4-5-10(B) of the Sign Code to allow 1 wall sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted.
  - c. A variation from Section 4-5-10(C)3 to allow a free-standing multi-tenant sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted.
  - d. A variation from Section 4-5-(C)3 to allow a freestanding multi-tenant sign to have a height of 25 feet in lieu of the maximum 15 feet permitted.

- e. A variation from Section 4-5-15(B) to allow a message board to have an area of 96 square feet in lieu of the maximum 18 square feet permitted.

**ZONING:**

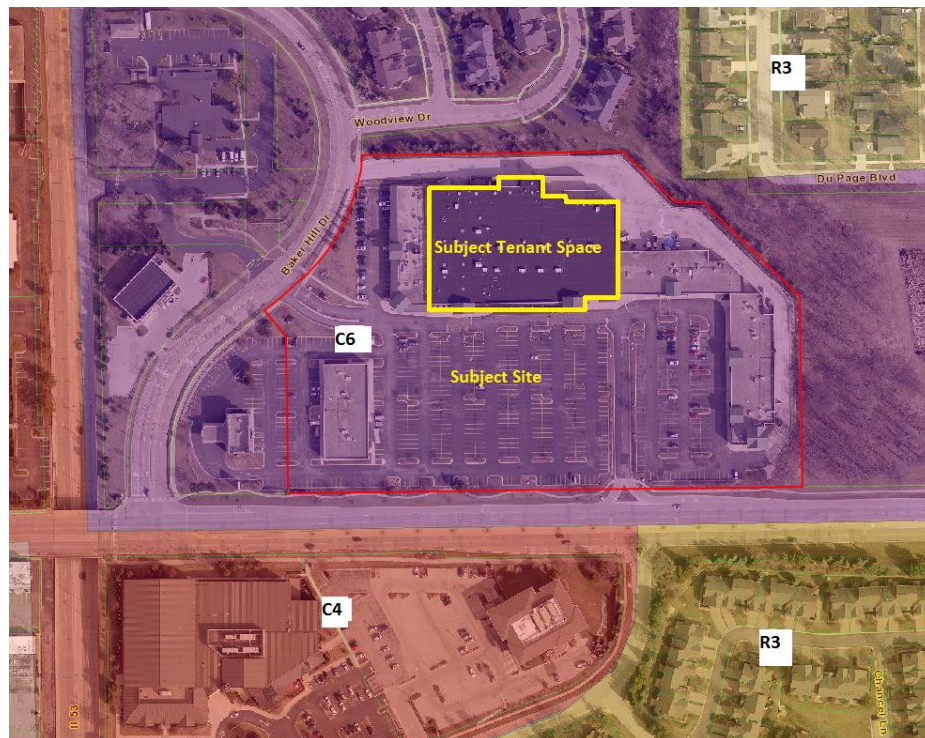
The subject site is in the C6 Commercial/Multiuse Planned Development District.

Surrounding Land Uses

North: Single-Family Attached  
South: Northwestern Medical  
Health Track Fitness Center  
East: Wooded/Detention Area  
West: Phillip J. Rock Center  
Commercial

Surrounding Zoning

C6 Multiuse Planned Development  
C4 Office  
C4 Office  
C6 Multiuse Planned Development  
C6 Multiuse Planned Development  
C6 Multiuse Planned Development

**COMP PLAN:**

The Comprehensive Plan recommends Service Commercial for a range of retail, service, office and business activities that serve the community and surrounding region. The existing uses and the proposed grocery store use in the shopping center are consistent with this category.

**PROJECT SUMMARY:**

JD Real Estate is proposing to remodel an existing 75,100 square foot vacant commercial space in the shopping center, previously occupied by Dominick's until 2013, for a Pete's Market grocery store. In addition to the interior remodel, JD Real Estate is proposing to construct 3 additions, totaling 4,581 square feet,

on the building to accommodate the new grocer including:

- a. A 1,792 square foot addition to the mechanical room on the rear of the building; and
- b. A 2,219 square foot addition under the existing canopy on the front of the building; and
- c. A 570 square foot enclosed patio area east of the entrance to the building.

JD Real Estate is also seeking approval for Exterior Appearance Review of exterior modifications to the building space, which has been reviewed by staff and will be acted upon by the Village Board. Phillips Edison is simultaneously seeking approval for exterior renovations of the entire center to match the exterior elevations of Pete's Market.

**Landscaping.** The petitioners are proposing to add additional landscaping around the entrance drive near the front of the building. Landscape planters are also proposed near the entrance to the future Pete's Market tenant space. Landscape planters will be added throughout the shopping center to match the Pete's Market planters. Existing landscape islands throughout the parking area will remain unchanged.

**Parking.** No parking stalls are impacted by the expansion to the building. The grocery store currently has 347 parking stalls, which is sufficient to meet the requirement of 308 parking stalls. This calculation includes the square footage of the 2 additions to the front of the building. The mechanical room addition in the rear of the building is not included in the floor area calculation to determine the parking requirement.

**Access.** The Village has requested that IDOT consider the addition of a left turning lane into the shopping center off of Roosevelt Road. This improvement, however, is not associated with the current requests from the petitioners. Rather, this is being shared with the Plan Commission for informational purposes only.

## **SIGNAGE:**

**Wall Signage.** Pete's Market is proposing 2 wall signs on the front of the building including:

- a. A 300 square foot "Pete's Market" sign; and
- b. An 89 square foot "Lotus Café" sign with a lotus logo.

Section 4-5-10(B) of the Sign Code allows 1 sign per establishment with a maximum surface area of 1 square foot per linear foot of establishment frontage. Although the establishment frontage is 350 feet, Section 4-5-10(B) caps the maximum surface area of an individual sign to no more than 100 square feet. The petitioner is therefore seeking a variation to allow 2 wall signs in lieu of the 1 wall sign permitted and to allow 1 of the signs to have a surface

area of 300 square feet in lieu of the maximum surface area of 100 square feet permitted for each sign.

The tenant space received approval for sign variations under the previous Sign Code for Dominick's including three "incidental" signs totaling 84.16 square feet in lieu of the maximum square footage of 16.8 square feet permitted for incidental signs. Included was a "Starbucks Coffee" sign, a "Pharmacy" sign, and a "Signature Café" sign. The previous "Dominick's" sign, considered the "primary" sign, had received a variation for the surface area of the sign being 372 square feet in size. Although the proposed "Pete's Market" sign is less than what was originally approved for Dominick's, the variation granted for Dominick's was under the old Sign Code, is not consistent with the previously plans, and therefore is no longer in effect.

**Freestanding Signage.** Phillips Edison is proposing to remove an existing 10 foot tall, 50 square foot freestanding, multi-tenant sign and replace it with a 25 foot tall, 300 square foot freestanding, multi-tenant sign. The base of the sign will have a height of 4'-9" and will be constructed with masonry to match the color, brick size, mortar, and pattern of the shopping center building.

The new sign is to accommodate the future Pete's Market as well as existing tenants in the shopping center. The proposed sign will be made up of the following components:

1. A 24 square foot sign identifying Baker Hill Shopping Center at the top of the sign
2. A 96 square foot Pete's Market sign below the Baker Hill sign
3. A 96 square foot electronic message board below the Pete's Market sign to be used for Pete's Market
4. Twelve (12) individual tenant panels totaling 84 square feet.

The sign will be installed in an existing 684 square foot landscape island along Roosevelt Road. With the installation of the sign, 602 square feet of the landscape island will be undisturbed to allow for landscaping around the base of the sign. The amount of landscaping will satisfy the requirement of 2 square feet of landscaping for each square foot of signage contained in Section 4-5-4(R)8 of the Sign Code.

The sign is proposed to be located 5 feet from the front property line along Roosevelt Road. This distance complies with the minimum setback distance of 5 feet per Section 4-5-4(R)3. The Village Board at their May 7, 2018 Workshop meeting, however, directed staff to draft an amendment to the Sign Code which would require a setback of 10 for commercial properties located along Roosevelt Road. The reason for the amendment is because of site distance issues related to other existing signs.



This text amendment has not been approved nor has been heard by the Plan Commission at a public hearing and therefore the current setback requirement of 5 feet is still in effect. The Plan Commission may wish to request the petitioner shift the sign further to the north to increase the distance from the property line so it will be closer to compliance with the new regulation. The furthest north the sign can be shifted without impacting the parking lot is 4 additional feet. The sign in its proposed location will still maintain a sufficient distance of 25 feet from the edge of the Roosevelt Road pavement. The sign will maintain a distance of 220 feet from the exiting lane from the shopping center onto Roosevelt Road. The access onto Roosevelt Road from the site is currently right-out only. Staff, therefore, does not believe the location of the sign will impact site distance at the entrance to the shopping center.

**Existing Freestanding Signage.** Two existing freestanding signs are located along Roosevelt Road advertising tenants for the Baker Hill shopping center. One of these signs, a 20 foot tall sign at the intersection of Roosevelt Road and Baker Hill Drive, is located on the First American Bank property and not on the Baker Hill property. This sign, however, advertises businesses in Baker Hill and also contains the name “Baker Hill” on top of the sign. Staff, therefore, considers this sign to be one of the two permitted freestanding signs for the shopping center. The second sign is located on the shopping center property and is immediately west of the Roosevelt Road entrance to the shopping center. This 10 foot tall sign will be removed after the proposed 25 foot tall sign is installed. No other freestanding signs exist for the shopping center. Both of these existing freestanding signs received variations in relation to the height of 20 feet in lieu of 15 feet for the sign at First American Bank and for the total combined square footage of both signs under the previous Sign Code.

#### **Freestanding Shopping Center Signs.**

Staff researched existing signage at two other large shopping centers in the Village, including Market Plaza and Pickwick Place, for a comparison of the proposed sign at Baker Hill (please see attached Sign Comparison Chart). The largest shopping center sign in the Village is 25 feet tall with a surface area of 170 square feet located at Market Plaza. This sign primarily serves Jewel-Osco. A second freestanding sign exists at Market Plaza having a height of 15 feet and a surface area of 120 square feet.

The total square footage of the freestanding signage at Market Plaza is 290 square feet and 190 square feet at Pickwick Place. The two signs along Roosevelt Road for Baker Hill total 128 square feet. After the replacement of the existing 10 foot tall freestanding sign with the proposed 25 foot tall sign, a total of 378 square feet of freestanding signage will serve the Baker Hill shopping center. With the combined surface area of these signs, Market Plaza has 0.22 square feet of sign surface area per linear foot of property frontage. The proposed freestanding sign at Baker Hill will give the shopping center 0.32 square feet of signage per linear foot of property frontage. This is less than the 0.37 square feet of signage per linear foot of property frontage at Pickwick

Place, which contains 3 freestanding signs ranging from 37 square feet to 85 square feet and heights ranging from 13 feet to 19 feet. The Plan Commission may wish to suggest the total square footage of the proposed sign be reduced to be closer in size to the signs at other shopping centers.

Regarding the proposed sign height, both Market Plaza and Pickwick Place are located in relatively flat areas and have little grade change along Roosevelt Road. The portion of Roosevelt Road adjacent to Baker Hill, on the other hand, drops from 762 feet above sea level at Baker Hill Drive down to 718 feet above sea level at the eastern property line of the shopping center. The location of the proposed sign is 740 feet above sea level, which sits approximately 22 feet lower than the nearest intersection of Roosevelt Road and Baker Hill Drive. This location is also 22 feet higher than the eastern property line. The proposed sign height, therefore, does not seem unreasonable.

#### **Shopping Center Wall Signage.**

Two 63.75 square foot wall signs exist at the southeast portion of the building that say “Baker Hill”. One of the signs is located on the south elevation facing Roosevelt Road with the other on the east elevation facing the wooded open space area adjacent to the shopping center. The sign facing east was to be removed in 2009 after the installation of the 10 foot tall freestanding sign located near the Roosevelt Road entrance. This sign was never removed and the petitioner is now proposing to remove both of the existing wall signs after the installation of the proposed subject sign. ***The Plan Commission may wish to recommend a condition be placed on the approving ordinance requiring the removal of the two existing “Baker Hill” wall signs once the proposed freestanding sign is installed.***

#### **COMMISSION ACTION:**

The Plan Commission should consider the petitioners’ request for approval of an amendment to the Baker Hill shopping center and variations from the Sign Code and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the requests, the Plan Commission should consider the criteria of Section 10-7-7 of the Zoning Code and Section 4-5-17(G) of the Sign Code. The Plan Commission may wish to consider the following conditions as part of their recommendation:

1. The existing 10 foot tall freestanding sign located immediately west of the Roosevelt Road entrance to the shopping center be removed within 10 days of completion of the proposed 25 foot tall freestanding sign.
2. The two existing 67.5 square foot “Baker Hill” wall signs at the southeast portion of the building be removed within 14 days of completion of the proposed 25 foot tall freestanding sign.
3. No outdoor sales or storage of merchandise shall occur at Pete’s Market until such time a Special Use Permit is approved.

4. Any other conditions recommended by the Plan Commission.

**ATTACHMENTS:**

- Aerial Photo
- Public Hearing Notices
- Location Map for Public Hearing Notice
- Mailing Labels for Public Hearing Notice
- Section 10-10-15 of the Zoning Code
- Section 4-5-17(G) of the Sign Code
- Ordinance 4467 – Preliminary PUD for Baker Hill
- Ordinance 4484 – Sign Variations for Dominick's and Baker Hill
- Ordinance 5710 – Amendment to Ordinance 4484
- Ordinance 5802 – Amendment to Ordinance 5710
- Ordinance 5831 – Amendment to Ordinance 4484
- Sign Comparison Chart
- Photos of Baker Hill Shopping Center
- Photos of Baker Hill Signage
- Photos of Market Plaza Signage
- Photos of Pickwick Place Signage
- Planned Unit Development Application
- Sign Variation Application – Wall Signage
- Sign Variation Application – Freestanding Signage
- PUD Plans
- Baker Hill Elevations
- Freestanding Sign Plan
- Freestanding Sign Elevations
- Sign Table

Cc: Staci Hulseberg, Planning and Development Director  
 Petro Drimonas, JD Real Estate  
 George Evangelopoulos, GEA Architects  
 Tim Goyette, Phillips Edison and Company

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Attachment: Staff Report (3325 : 840-944 Roosevelt Rd PUD & SV)





Map created on May 17, 2018.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



### NOTICE OF PUBLIC HEARING

JD Real Estate, Inc. lessee of the building space at 880 Roosevelt Road, is requesting approval of an Amendment to the Planned Unit Development for the Baker Hill Shopping Center development approved on August 25, 1997 by Ordinance 4467, and amended on June 24, 2002 by Ordinance 5072, to accommodate a 4,851 square foot addition to the an existing building and approval of variations from the Glen Ellyn Sign Code to accommodate a future Pete's Market grocery store. The subject property is located at the northeast corner of Roosevelt Road and Baker Hill Drive in the Baker Hill Shopping Center in the C6 Commercial/Multiuse Planned Development District and is legally described as follows:

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF THE 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.

P.I.N. 05-13-330-025

Before the Glen Ellyn Village Board can consider the request to amend the Planned Unit Development and the variations from the Sign Code, the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on **Thursday, May 24, 2018 at 7:00 p.m.** in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois to consider the amended Planned Unit Development to allow the construction of the 4,851 square foot addition in order to develop the property as depicted on the plans on file with the Planning & Development Department.

The Plan Commission will consider the following Variations to the Sign Code:

1. A variation from Section 4-5-10(B)2 to allow 3 wall signs in lieu of the maximum number of 1 wall sign permitted.
2. A variation from Section 4-5-10(B)2 to allow 1 wall sign to have an area of 300 square feet in lieu of the maximum area of 100 square feet permitted.
3. Any other relief from the Village of Glen Ellyn Sign Code necessary to construct the signage as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

All persons who are interested are invited to attend the public hearing to listen and be heard. Information related to the requests, including the plans for the proposed project is available for public review at any time before or after the meeting between the hours of 8:00 a.m. and 4:30 p.m. in the Planning and Development

Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to John Sterrett, Village Planner, 630-547-5249.

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

John Sterrett  
Village Planner

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### NOTICE OF PUBLIC HEARING

Phillips Edison & Company, owner of Baker Hill Shopping Center, is requesting approval of variations from the Glen Ellyn Sign Code to construct a monument sign associated with a proposed Pete's Market grocery store. The subject property is located at the northeast corner of Roosevelt Road and Baker Hill Drive, commonly known as 840-944 Roosevelt Road, in the Baker Hill Shopping Center, in the C6 Commercial/Multiuse Planned Development District, and is legally described as follows:

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF THE 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.

P.I.N. 05-13-330-025

Before the Glen Ellyn Village Board can consider the request for variations to the Sign Code, the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on **Thursday, May 24, 2018, at 7:00 p.m.** in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois to consider requested Sign Variations to construct the proposed sign as depicted on the plans on file with the Planning & Development Department. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard

The Plan Commission will consider the following Variations to the Sign Code:

1. A variation from Section 4-5-10(C)3 to allow a freestanding multitenant sign to have a sign surface area of 300 square feet in lieu of the maximum 100 square feet permitted.
2. A variation from Section 4-5-10(C)3 to allow a freestanding multitenant sign to have a height of 25 feet in lieu of the maximum 15 feet permitted.
3. A variation from Section 4-5-15(B) to allow a message board to have an area of 96 square feet in lieu of the maximum 18 square feet permitted.
4. Any other relief from the Village of Glen Ellyn Sign Code necessary to construct the signage as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

All persons who are interested are invited to attend the public hearing to listen and be heard. Information

related to the requests, including the plans for the proposed project is available for public review at any time before or after the meeting between the hours of 8:00 a.m. and 4:30 p.m. in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed to John Sterrett, Village Planner, 630-547-5249.

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

John Sterrett  
Village Planner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 880, Pete's PUD SUP EAR\Public Hearing\Public Hearing Notice-Signage.doc

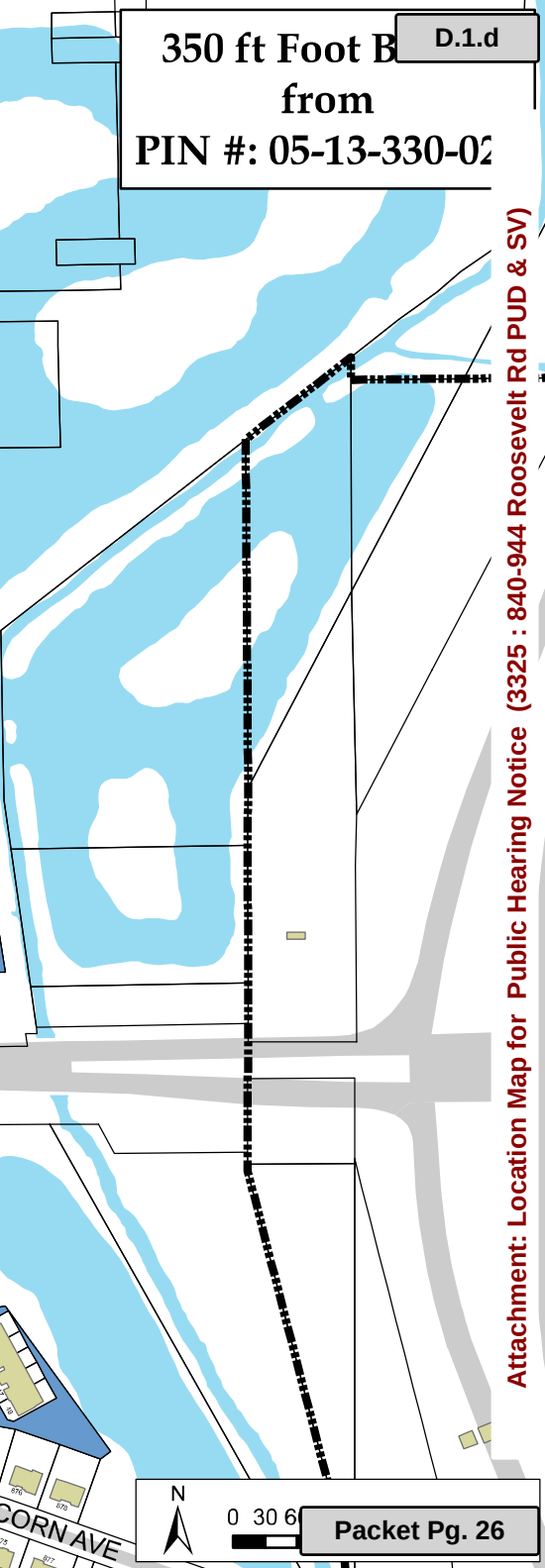
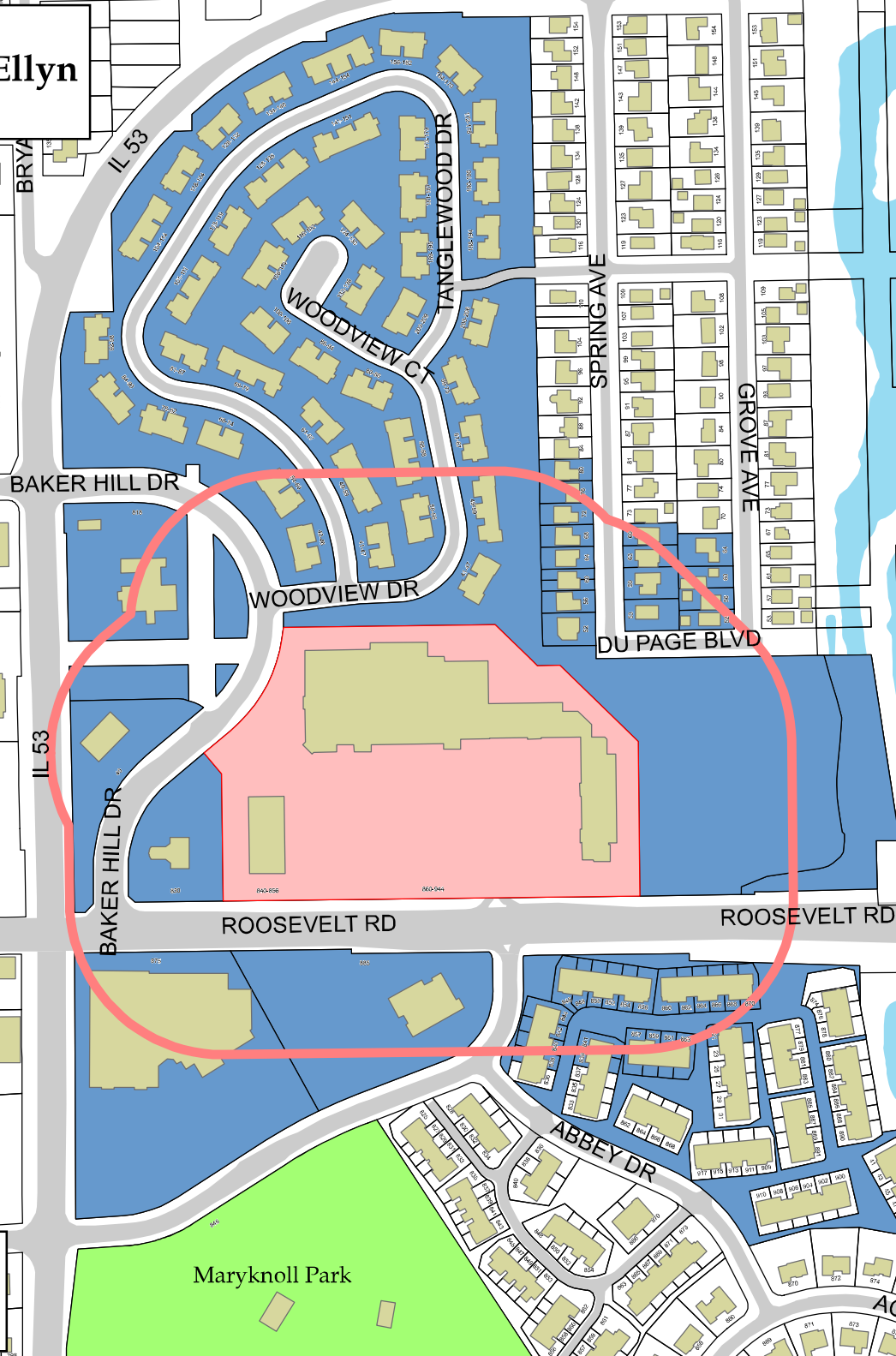
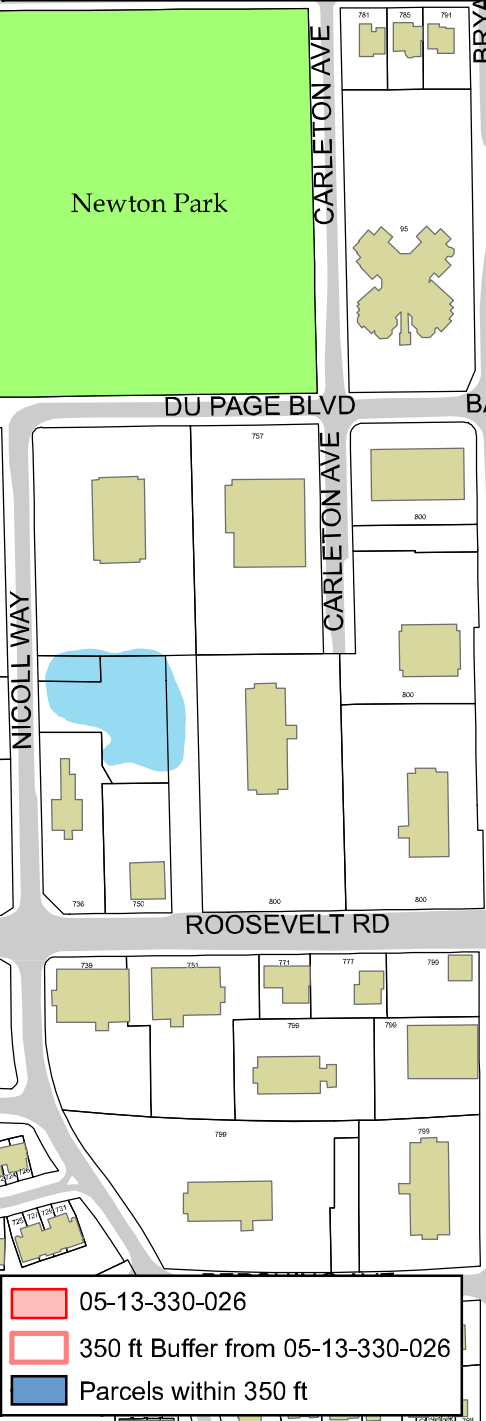


# Village of Glen Ellyn

350 ft Foot Buffer  
from  
PIN #: 05-13-330-02

D.1.d

Newton Park



05-13-330-026

350 ft Buffer from 05-13-330-026

Parcels within 350 ft

Maryknoll Park

N

0 30 60

Packet Pg. 26

Attachment: Location Map for Public Hearing Notice (3325 : 840-944 Roosevelt Rd PUD & SV)

PESCATORE, RENATO & A  
60 SPRING AVE  
GLEN ELLYN IL 60137

SKIBBE, CHRISTOPHER  
68 SPRING AVE  
GLEN ELLYN IL 60137

KEMP, TODD R  
64 SPRING AVE  
GLEN ELLYN IL 60137

NATHE, KRISTINA  
63 SPRING AVE  
GLEN ELLYN IL 60137

PELLICO, DONALD  
56 GROVE AVE  
GLEN ELLYN IL 60137

ARNOLD, PAUL & COLLEEN  
53 SPRING AVE  
GLEN ELLYN IL 60137

STATE OF ILLINOIS  
401 S SPRING ST 3rd FL  
SPRINGFIELD IL 62706

GRIBBLE, DONALD & GALE  
21 CHANCEL CIR  
GLEN ELLYN IL 60137

FRAWLEY, TIMOTHY & JOYCE  
859 CHANCEL CIR  
GLEN ELLYN IL 60137

BRINER, DEBORAH  
839 CHANCEL CIR  
GLEN ELLYN IL 60137

PREGEL, MICHAEL & GENINNE  
76 SPRING AVE  
GLEN ELLYN IL 60137

GARIPPO, THOMAS & CHRISTY  
56 SPRING AVE  
GLEN ELLYN IL 60137

KU, FRANK YI & LI LIU  
52 SPRING AVE  
GLEN ELLYN IL 60137

ALHROUB, MOHAMMED  
64 GROVE AVE  
GLEN ELLYN IL 60137

TIEMAN, JEFFREY A  
52 GROVE AVE  
GLEN ELLYN IL 60137

CUNHA TR, JAMES & EVELYN  
8841 LUND HILL LN  
COTATI CA 94931

HEALTHTRACL SPORTS & WELL  
875-85 ROOSEVELT RD  
GLEN ELLYN IL 60137

ANDERSON, JAMES & SUSAN  
863 CHANCEL CIR  
GLEN ELLYN IL 60137

SMITH, STEVEN  
857 CHANCEL CIR  
GLEN ELLYN IL 60137

BOUNAMA, MOHAMED & KATIA  
838 CHANCEL CIR  
GLEN ELLYN IL 60137

BAGDONAS, COLLEEN A  
80 SPRING AVE  
GLEN ELLYN IL 60137

BIZIOS, TONY & GIOTA  
72 SPRING AVE  
GLEN ELLYN IL 60137

AMER, EMAD M  
69 SPRING AVE  
GLEN ELLYN IL 60137

BUCCHIANERI, CAROL A  
60 GROVE AVE  
GLEN ELLYN IL 60137

SKIBBE JR, RONALD & DONNA  
59 SPRING AVE  
GLEN ELLYN IL 60137

BAKER HILL STATION LLC  
11501 NORTHLAKE  
CINCINNATI OH 45249

NORTHWESTERN MEMORIAL  
4525 WEAVER PKWY 300  
WARRENVILLE IL 60555

KELLY, MARK & MARIANNE  
861 CHANCEL CIR  
GLEN ELLYN IL 60137

ROGUS, JULIAN  
841 CHANCEL CIR  
GLEN ELLYN IL 60137

ODDO, PAUL  
840 CHANCEL CIR  
GLEN ELLYN IL 60137

TAYLOR, SHIRLEY A TRUSTEE  
312 JULIANA LN  
BLOOMINGDALE IL 60108

MARK, DOLORES L  
844 CHANCEL CIR  
GLEN ELLYN IL 60137

BEWICK, GREGORY J & K B  
846 CHANCEL CIR  
GLEN ELLYN IL 60137

CLARK, TIMOTHY  
848 CHANCEL CIR  
GLEN ELLYN IL 60137

HUSSEIN, A & A MUSTAFA  
850 CHANCEL CIR  
GLEN ELLYN IL 60137

BRIDGES, DAVID & JUNE  
852 CHANCEL CIR  
GLEN ELLYN IL 60137

JOHNSON, GARY  
854 CHANCEL CIR  
GLEN ELLYN IL 60137

LAMAS, MIRIAM  
856 CHANCEL CIR  
GLEN ELLYN IL 60137

AUFDENGARTEN, KENT & CARLA  
860 CHANCEL CIR  
GLEN ELLYN IL 60137

CLAIBORNE, STEVE J  
862 CHANCEL CIR  
GLEN ELLYN IL 60137

MEEHAN, MONICA D  
864 CHANCEL CIR  
GLEN ELLYN IL 60137

GOOTEE, JAMES & ANN  
866 CHANCEL CIR  
GLEN ELLYN IL 60137

LEWIS, PAULINE Y  
868 CHANCEL CIR  
GLEN ELLYN IL 60137

COMERFORD, RONALD & DONNA  
870 CHANCEL CIR  
GLEN ELLYN IL 60137

STANDARD BK & TR 12937  
7800 95TH ST  
HICKORY HILLS IL 60457



#### 10-7-7. - Evaluation factors.

The planned unit development may be authorized as a special use, provided that it fulfills the intentions of the following factors, which shall be considered by the Plan Commission and the Village Board, among other factors, when evaluating a special use for planned unit development:

- (A) *Factors affecting the community as a whole, including:*
  - 1. Uses or use;
  - 2. Intensity of use;
  - 3. Traffic; and
  - 4. Noise and odors;
- (B) *Factors affecting the neighborhood:*
  - 1. Heights;
  - 2. Front, side and rear yard definitions and uses where they occur at the development periphery;
- (C) *Factors affecting the development itself:*
  - 1. Bulk;
  - 2. Gross residential, commercial, and/or industrial building areas;
  - 3. Area ratios and the designation of the land surfaces to which they apply;
  - 4. Spaces between buildings;
  - 5. Common open areas and/or recreational facilities;
  - 6. Width of streets in the development;
  - 7. Setbacks of buildings from streets within the development;
  - 8. Off street parking and loading facilities compared to the standards for such facilities contained in this title;
- (D) *Factors affecting the development procedures:*
  - 1. The order in which development will proceed in complex multiuse developments;
  - 2. The time required to complete the development and its various stages or phases, if any;
  - 3. Streets, lighting, parking or other improvements being performed by the Village, which in any way affect the development.

(Ord. 3617, 5-8-1989, eff. 6-1-1989; amd. Ord. 6207, 1-13-2014)

#### 4-5-17. - Sign Code administration.

This chapter shall be administered in accordance with the following provisions:

- (A) *Type, size, location and number of signs:* Permitted sign types and the maximum surface area, maximum height, location and number of such signs are established for zoning districts as they are defined in the Zoning Code, and delineated on the zoning district map published annually by the Village. Each sign type permitted shall meet all the applicable standards in this chapter.
- (B) *Sign permit required:* Unless otherwise exempted from this chapter, no sign shall be erected, altered or relocated without a permit being issued by the Building and Zoning Official. When an electrical permit is required, it shall be obtained at the same time as the sign permit.
  - 1. *Permit exceptions:* No permit shall be required for repainting, cleaning and other normal maintenance or repair of a sign, or for changing copy on a sign specifically designed for the use of changeable copy.
  - 2. *Permit application:* Application for a permit shall be made to the Building and Zoning Official on the forms provided by the Village and shall include the following information:
    - (a) *Permit fees:* Every applicant shall pay the applicable permit fee set forth in this Code.
    - (b) *Identity:* Name, address, e-mail address and telephone number of applicant, person, firm, corporation or association submitting the application and the owner of the property if the property is not owned by the applicant.
    - (c) *Proof of ownership:* Proof of ownership in the form of a deed or title insurance policy for the property on which the sign is to be placed.
    - (d) *Location:* Location of the building, structure or parcel of property to which, or upon which, the sign is to be attached or erected.
    - (e) *Sign plan:* A plan showing the location of the proposed sign(s) and any other existing signs on the property in relation to nearby buildings, structures, access drives and parking spaces with the setback of the sign from any adjacent rights-of-way identified.
    - (f) *Structural drawings:* Unless waived by the Building and Zoning Official, two copies of plans and specifications showing the method of construction, location and support. These plans must be sealed by a registered architect, structural engineer or registered professional engineer.
    - (g) *Sign elevation:* An elevation or sketch showing sign faces, exposed surfaces and proposed message thereof accurately represented in scale as to size, proportion, dimensions of letters and features, color and with the total square footage of the sign noted thereon.
    - (h) *Building elevation:* If the sign is to be placed on a building or other structure, an elevation or photo rendering drawn to scale shall be submitted showing the sign thereon.
    - (i) *Owner's consent:* If the sign is proposed to be placed on property not owned by the applicant, written consent of the owner(s) of the building, structure or land on which the sign is to be erected.
    - (j) *Indemnification:* The owner of the sign for any and all signage projecting over the public right-of-way shall indemnify and hold the Village harmless from any damage, cause of action or claim to be caused by the improper construction or maintenance of the sign.
    - (k) *Removal upon abandonment:* A statement that the sign owners agree to remove the sign at their own expense in the event the sign is abandoned as defined in subsection (E) of this section.

- (I) *Other information:* Such other information as may be reasonably required by the Building and Zoning Official to show full compliance with this and all other ordinances of the Village.
- (C) *Issuance of permit:* It shall be the duty of the Building and Zoning Official or his or her designee, upon the filing of an application for a permit to examine such plans and specifications, and determine whether or not the proposed structure is in compliance with all requirements of this chapter and all other provisions of this Code, in which event a permit shall be issued. If the work authorized under the permit has not been initiated within six months and completed within 12 months after the date of issuance, the permit shall become null and void.
- (D) *Removal of unsafe or unlawful sign:* If the Building and Zoning Official shall find that any sign is unsafe, insecure or a menace to the public, or has been constructed, erected or maintained in violation of the provisions of this section, written notice shall be given to the property owner, sign owner or permittee thereof. If the property owner, sign owner or permittee fails to remove or alter the structure so as to comply with the standards herein set forth within 15 days after such notice, the Building and Zoning Official may cause the sign to be removed or repaired to place the sign in a safe condition pursuant to the corporate powers granted by the Illinois Municipal Code as amended. The Village may remove any sign illegally placed in the public right-of-way without prior notice.
- (E) *Removal of abandoned sign:*
1. *Nonconforming sign:* If the Building and Zoning Official finds that a nonconforming sign is abandoned, the official shall give written notice to the permittee or owner to remove the sign. If the permittee or owner fails to remove or bring such sign and sign structure into conformance with this chapter within 30 days after such notice, the Building and Zoning Official may initiate judicial process to cause the sign to be removed, and the owner shall be subject to the general penalty provisions of this Code.
  2. *Conforming sign:* If the Building and Zoning Official finds that a conforming sign is abandoned, the official shall give written notice to the permittee or owner thereof. If the permittee or owner fails to cover the sign face with an opaque single color material or remove the sign face within 30 days after such requirement notice, the Building and Zoning Official may initiate judicial process to cause the sign to be removed, and the owner shall be subject to the general penalty provisions of this Code.
- (F) *Enforcement official:*
1. The Planning and Development Director is hereby authorized and directed to enforce all of the provisions of this chapter. Upon presentation of proper credentials, the Planning and Development Director, or a duly authorized representative, may enter, at reasonable times, any building, structure or premises in the Village to perform any duty imposed by this chapter.
  2. Where there is any ambiguity or dispute concerning the interpretation of this chapter, the interpretation of the Planning and Development Director shall prevail, subject to appeal as provided herein.
- (G) *Sign variation request:*
1. *Manner of requesting:*
    - (a) Any person seeking a variation from this chapter shall file an application with the Planning and Development Director who shall, in a timely manner, place the request on an agenda for the Plan Commission to consider at a public hearing. The Plan Commission shall act in an advisory capacity and make a recommendation on the request to the Village Board of Trustees. Upon receiving a recommendation from the Plan Commission, the request shall be scheduled for consideration by the Village Board in a timely manner. The Village Board shall then approve, approve with conditions or deny the application.

- (b) An application for variation must be filed with the Director of Planning and Development on the forms provided by the Village and shall contain at least the following:
- (1) *Application fee:* Every applicant shall pay the applicable application fee for a sign variation request set forth in this Code.
  - (2) *Sign variation application:* A completed sign variation application, including information about how the request complies with the standards for granting approval of a sign variation set forth in subsection (G)3. of this section.
  - (3) *Identity:* Name, address, e-mail address and telephone number of applicant, person, firm, corporation or association proposing to install the sign and the owner of the property if the property is not owned by the applicant.
  - (4) *Proof of ownership:* Proof of ownership in the form of a deed or title insurance policy for the property on which the sign is proposed.
  - (5) *Legal description:* A current legal description of the property.
  - (6) *Location:* Location of the building, structure or parcel of property to which, or upon which, the sign is to be attached or erected.
  - (7) *Sign plan:* A dimensioned plan showing the location of the proposed sign(s) and all other existing signage on the property in relation to nearby buildings, structures, drive aisles and parking spaces with the setback of the sign(s) from any adjacent rights-of-way identified.
  - (8) *Sign elevation:* An elevation or sketch showing sign faces, exposed surfaces and proposed message thereof accurately represented in scale as to size, proportion, dimensions of letters and features, color and with the total square footage of the sign noted thereon measured from ground level.
  - (9) *Building elevation:* If the sign is to be placed on a building or other structure, an elevation or photo rendering drawn to scale shall be submitted showing the sign thereon and indicating the height of the sign.
  - (10) *Owner's consent:* If the sign is proposed to be placed on property not owned by the applicant, written consent of the owner(s) of the building, structure or land on which the sign is proposed granting the applicant the right to file the variation request.
  - (11) *Design information:* A description of the proposed kind, color and texture of materials, including cut sheets, pictures or samples as may be deemed appropriate by the Planning and Development Director.
  - (12) *Landscape plan:* A landscape plan shall be provided if a freestanding sign is proposed.
  - (13) *Other information:* Such other information as may be reasonably required by the Planning and Development Director.
- (c) Any entity which, by reason of unique circumstances relating to a geographic area larger than 25 acres which requires regulations beyond the application and scope of the specific provisions in this chapter, may be deemed a special sign district and may apply to the Village Board for approval of a comprehensive sign plan. Said plan shall include all proposed signs for which the entity seeks approval, the sections of this chapter for which any variations are requested and a statement of the need for the signage and its relation to the district.
2. *Hearing:* The Plan Commission will conduct a public hearing at a regularly scheduled meeting to consider the request. Said hearing shall be duly advertised in a newspaper with

a general circulation within the municipality not less than 15 nor more than 30 days before the hearing.

3. *Evidence and findings:* The applicant or his or her representative is required to attend the hearing and present the case.
  - (a) The Plan Commission shall conduct an evidentiary hearing and shall not recommend approval of the request unless the commission makes positive findings based on the evidence presented that all of the following standards have been met:
    - (1) The request complies with the statement of purpose found in section 4-5-2 of this chapter; 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 the public health, safety or welfare.
  - (b) 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.
    - (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.
  - (c) A showing that the granting of the requested variation would be more profitable to the applicant or that the sign would be more valuable if the requested variation granted is not grounds for granting approval of a variation.
4. *Conditions and restrictions:* The Plan Commission may recommend and the Village Board may require such conditions and restrictions upon the premises benefited by a sign variation as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize any injurious effects of such sign variation upon other property in the neighborhood, to implement the general purpose and intent of this chapter or to bring the existing or proposed signs on the property into compliance or closer into compliance with this chapter and the Village's appearance review guidelines.
5. *Ordinance:* All variations shall be granted only by the adoption and approval of an ordinance. Violation of any condition or limitation set forth in an approved ordinance shall be a violation of this chapter and shall constitute grounds for revocation of the variance.

6. *Sign variation:* The granting of a sign variation shall not authorize construction or maintenance of any sign, but shall merely authorize the preparation, filing and processing of a sign permit application.

(H) *Appeals:*

1. *Notice of appeals:* Any person aggrieved by a decision of the Planning and Development Director may appeal to the Village Board of Trustees by a written notice to the Village Manager. Such appeal must be filed within ten working days of the action being appealed.
2. *Stay pending appeal:* The Planning and Development Director shall take no further action on the matter pending the Village Board's decision, except for unsafe signs which present an immediate and serious danger to the public.
3. *Appeals promptly heard:* The appeal shall be heard by the Village Board in a timely manner, and that body may affirm, reverse or modify the action of the Building and Zoning Official.

(I) *Legal nonconforming signs:*

1. *Defined:* Signs legally existing at the time of the enactment of this chapter and not conforming to its provisions shall be regarded as legal nonconforming signs.
2. *Statement of policy:* It is not the intent of this chapter to encourage the survival of legal nonconforming signs but rather to bring such signs into conformance with the provisions of this chapter. Legal nonconforming signs are permitted to continue, subject to the following provisions.
3. *Restrictions on legal nonconforming signs:* Legal nonconforming signs shall not be:
  - (a) Reestablished if the sign has been abandoned for a period of 30 consecutive days.
  - (b) Expanded, enlarged, re-erected, replaced or, except for changing signs, altered in copy (including the replacement of the sign face).
  - (c) Reconstructed after damage or destruction to an extent equal to or more than 50 percent of the sign's original value, as determined by the Planning and Development Director.
  - (d) Moved in whole or part to another location unless the sign is made to conform to all regulations in this chapter.
  - (e) Structurally altered so as to prolong the life of the sign.
4. *Monument signs:* Any monument sign that does not conform to this chapter shall not be required to be brought into compliance upon replacement of the sign face if the only nonconformity is the height of the base.
5. *Construction of new building:* In the event of the construction of a new building, any building addition that increases the gross floor area of an existing building by 25 percent or more, or any exterior remodeling, renovation or rehabilitation of a building that triggers the requirement for exterior appearance review, shall require all nonconforming signs on the premises to be brought into conformance with the provisions of this chapter.
6. *Maintenance:*
  - (a) Normal repair and maintenance shall be allowed.
  - (b) Immediately upon the removal of a sign, the wall, structure or other appurtenances previously used to support the sign shall be repaired so as to return the building, structure or site to the condition it was in prior to installation of the sign. Specifically, any remaining holes in a wall must be repaired in kind, no wires shall be left exposed and the ground around a removed freestanding sign shall be graded and planted with grass or other landscaping.

(J) *Penalties and interpretation:*

1. *Penalties:* Any person who violates any of the provisions of this chapter shall be subject to the general penalty provision set forth in title 1, chapter 4 of this Code for each violation, and a separate offense shall be deemed committed on each day during or on which a violation occurs or continues; and
2. *Interpretation:* Should any regulation in this chapter be in conflict with provisions of any other lawfully adopted rule, regulation or ordinance, the more restrictive provision shall prevail.

(K) *Severability:* If any section, subsection, sentence, clause or phrase of this chapter is held to be invalid by a court of competent jurisdiction, then all remaining parts, which are severable from the invalid parts, shall be valid and remain in effect.

(Ord. 6215, 2-10-2014; Ord. 6519, 7-24-2017)



VILLAGE OF GLEN ELLYN

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ORDINANCE NO. 4467

AN ORDINANCE APPROVING  
PRELIMINARY PLANNED UNIT DEVELOPMENT PLANS,  
A PRELIMINARY PLAT OF SUBDIVISION AND  
THE EXTERIOR APPEARANCE OF THE  
BAKER HILL PLANNED UNIT DEVELOPMENT

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ADOPTED BY THE  
PRESIDENT AND THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF GLEN ELLYN  
DUPAGE COUNTY, ILLINOIS  
THIS 3RD DAY OF MARCH, 1997.

Published in pamphlet form by the authority of  
the President and Board of Trustees of the  
Village of Glen Ellyn, DuPage County, Illinois,  
this 14TH day of APRIL, 1997.

ORDINANCE NO. 4467

AN ORDINANCE APPROVING  
PRELIMINARY PLANNED UNIT DEVELOPMENT PLANS,  
A PRELIMINARY PLAT OF SUBDIVISION AND  
THE EXTERIOR APPEARANCE OF THE  
BAKER HILL PLANNED UNIT DEVELOPMENT

WHEREAS, Town & Country Homes, owner of property commonly known as Baker Hill, which is located at the northeast corner of Roosevelt Road and Illinois Route 53 and zoned C6 Commercial/Multi-Use Planned Development District, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of:

- A. Preliminary Planned Unit Development (PUD) Plans, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, to allow a mixed-use, commercial PUD consisting of an approximately 150,000-square foot shopping center and 190-unit townhome development, said request including deviations from certain Zoning Code standards for the C6 Commercial/Multi-Use Planned Development District;
- B. Preliminary Plat of Subdivision, in accordance with Section 301 of the Glen Ellyn Subdivision Regulations Ordinance, Ordinance No. 2479 as amended, said request including deviations from certain standards in said Ordinance; and
- C. The exterior appearance of the proposed development project, in accordance with Section V of the Glen Ellyn Appearance Guide and Criteria, Ordinance No. 3619, all on property legally described in Exhibit "A," which is attached hereto; and

WHEREAS, the Glen Ellyn Architectural Review Commission conducted a public meeting on June 26, 1996, in accordance with the requirements of the Appearance Guide and Criteria, at which the petitioner presented testimony and exhibits in support of the request for approval of the exterior appearance of the proposed Baker Hill Planned Unit Development project; and

Attachment: Ordinance 4467 - Preliminary PUD of Baker Hill (3325 : 840-944 Roosevelt Rd PUD & SV)

WHEREAS, the Architectural Review Commission considered the testimony and exhibits presented and made its findings of fact and a positive recommendation, as set forth in the Report and Recommendation of the Glen Ellyn Architectural Review Commission, dated June 26, 1996, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted a public hearing that opened on June 27, 1996, and was continued on July 1, 11 and 25; August 8 and 22; and September 12 and 25 and concluded on October 10, at which hearing the petitioner presented evidence, testimony, and approximately 25 exhibits in support of the request for approval of Preliminary PUD Plans and a Preliminary Plat of Subdivision and at which hearing numerous persons appeared in opposition to the development project and a few in favor thereof; and

WHEREAS, the Plan Commission considered the evidence, testimony, and exhibits presented at the public hearing and made its findings of fact and recommended by a vote of six to five that the request for approval of Preliminary PUD Plans and a Preliminary Plat of Subdivision for the Baker Hill Planned Unit Development project be denied, as set forth in the Report and Recommendation of the Glen Ellyn Plan Commission, dated October 10, 1996, a copy of which is attached hereto as Exhibit "C"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the transcripts and minutes of and the testimony and exhibits presented at the aforesated public meeting and public hearing and have considered the findings of fact and recommendations of the Architectural Review Commission and the Plan Commission; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn conducted a regular Village Board meeting on December 16, 1996 in addition to special Village Board workshops on October 30 and December 5, 1996, and February 10 and February 24, 1997, for the purpose of reviewing plans for the proposed Baker Hill Planned Unit Development project and have considered the testimony and exhibits presented at said regular meetings and special workshops; and

WHEREAS, the Preliminary PUD Plans and Preliminary Plat of Subdivision that were reviewed by the Village Board at the aforementioned special Village Board workshops included a number of significant modifications to the plans reviewed earlier by the Architectural Review Commission and Plan Commission; and

WHEREAS, based on consideration of the Reports and Recommendations of the Architectural Review Commission and Plan Commission, attached hereto as Exhibits "B" and "C" respectively, and of the testimony and exhibits presented at the regular Village Board meeting on December 16, 1996, in addition to special Village Board workshops on October 30 and December 5, 1996, and February 10 and February 24, 1997, the President and Board of Trustees make the following findings of fact:

- A. Approval of the Preliminary PUD Plans and the Preliminary Plat of Subdivision is consistent with the requirements of the Glen Ellyn Zoning Code and the Glen Ellyn Subdivision Regulations Ordinance and is consistent with the goals of the Comprehensive Plan of the Village of Glen Ellyn and Resolution No. 93-17, a Resolution Adopting Development Objectives for Baker Hill.
  1. The Baker Hill Planned Unit Development will comply with the requirements of the C6 Commercial/Multi-Use Planned Development District within the Zoning Code by establishing a combination of commercial and residential uses in the form of an

integrated Planned Unit Development with coordination of land-use areas, building sites, access points, internal circulations, parking areas, flood control facilities, drainage, and open space;

2. The mixed-use commercial/residential development will be harmonious with the existing character of the general vicinity because the proposed commercial portion will front on Roosevelt Road, which is a major commercial corridor, and the townhome portion of the development will provide a logical transition from the commercial uses to the west, the existing townhome development to the south, and the existing single-family homes to the northeast;
  3. The commercial portion of the development can be expected to: provide opportunities for commercial uses not currently available within the Village's commercial districts, complement existing businesses in those commercial districts, and attract additional customers, residing in the Village of Glen Ellyn and in nearby communities, for existing businesses within the Village; and
  4. The positive long-term economic benefits to the Village, derived in large part from additional retail sales tax and real estate tax revenues, should far outweigh service obligations by the Village;
- B. Significant modifications to the Preliminary PUD Plans and the Preliminary Plat of Subdivision for the Baker Hill Planned Unit Development project were made subsequent to review of said plans by the Architectural Review Commission and the Plan Commission. The following listing contains some of those modifications:
1. The number of townhome units has been reduced to 190, and 16 single-family houses were eliminated;

2. A two-car garage will be constructed for each of the 190 townhome units, and driveways will be combined in pairs to create common drives, resulting in additional green space;
3. Three distinct architectural designs and several exterior color alternatives will be incorporated into the townhome portion of the development project;
4. Townhome buildings will consist of either four or six units. There will be 34 four-unit buildings and 9 six-unit buildings. Those buildings situated along the east property line, which will border an area in which single-family homes are now located, will consist of four units (except one six-unit building), as will buildings situated on the cul-de-sac in the central portion of the residential development;
5. Setbacks have been increased between the residential and commercial portions of the development, between townhome buildings within the development, and between buildings within the development and existing single-family homes located northeast of the development;
6. Dwelling units were eliminated and shifted throughout the residential area to allow more open space and make possible the preservation of additional mature trees;
7. Public rights-of-way within the residential portion of the development will remain at 50 feet in width, and the roadways will be reduced from 27 feet to a width of 21 feet, thus providing additional green space for the planting of parkway trees;
8. The petitioner will participate in the Village's Parkway Tree Program and will contribute an amount not to exceed \$325 toward the cost of each tree to be planted by the Village on parkways within the development;

9. Retaining walls, landscaped terraces, and additional landscaping will be installed to provide more substantial buffering between the commercial development and the existing single-family homes to the northeast; and
  10. Sidewalks will generally be installed on both sides of public roadways within the development, along the north side of Roosevelt Road, and along the west side of Route 53 and Bryant Avenue between DuPage Boulevard and Fairview Avenue.
- C. The petitioner will install and preserve new and existing landscaping materials in accordance with landscape and tree preservation plans approved by the Village. These plans will reflect the following:
1. Efforts will be made to preserve as many as possible of those mature trees, considered "legacy" trees, found primarily in stands located generally in the southeast section of the subject property and in the central/western section of the property near the Philip J. Rock Center and School;
  2. The petitioner will work with the Village Forester to identify those trees that are most deserving of preservation and most probably responsive to preservation efforts, as well as methods by which those trees might best be preserved;
  3. The water retention area to be located in the southeast section of the subject property will be shaped in a naturalistic design, with appropriate wetland vegetation and trees planted around the perimeter; and
  4. Additional landscaping will be installed throughout the residential and commercial portions of the development as well as along the periphery of the development;



- D. The proposed exterior appearance of the Baker Hill Planned Unit Development is consistent with the recommendations of the Glen Ellyn Appearance Guide and Criteria, Ordinance No. 3619;
- E. The petitioner has submitted a Stormwater Management Plan which meets standards within all Village ordinances as well as standards within the DuPage County Countywide Stormwater and Flood Plain Ordinance and which has been approved by the Village Engineer; and
- F. All required on-site and off-site roadway improvements associated with this development will be constructed by the petitioner, including but not limited to: construction of new on-site roadways and access drives, installation of traffic signals at Roosevelt Road and Illinois Route 53 access points to the site, construction of additional westbound lanes on Roosevelt Road, widening of the existing bridge over Illinois Route 53, and modification of the Illinois Route 53/Bryant Avenue intersection;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION ONE: The Reports and Recommendations of the Glen Ellyn Architectural Review Commission and the Glen Ellyn Plan Commission, attached hereto as Exhibits "B" and "C," respectively, are hereby received, and the findings of fact and conclusions set forth in the introductory paragraphs above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: Based upon the findings of fact and conclusions set forth in the introductory paragraphs above, the President and Board of Trustees hereby approve the Preliminary PUD Plans,

the Preliminary Plat of Subdivision, and the proposed exterior appearance of the Baker Hill Planned Unit Development for the property legally described in Exhibit "A" attached hereto to allow the construction of a mixed-use commercial PUD consisting of an approximately 150,000-square foot shopping center and a 190-unit townhome development. Furthermore, the President and Board of Trustees also grant the following requested deviations:

A. Deviations from the strict application of certain Zoning Code standards for the C6 Commercial/Multi-Use Planned Development District:

1. Section 10-4-14(A)5 - to allow a PUD which is predominantly residential rather than predominantly commercial/mixed-use;
2. Section 10-4-14(C) - to allow a minimum rear yard setback of 9 feet at certain specified locations in lieu of the required 40 feet; and
3. Section 10-5-8(H) - to allow drive aisles within the commercial portion of the development to be 24 feet wide in lieu of the minimum required width of 25 feet;

B. Deviations from the strict application of certain standards in the Glen Ellyn Subdivision Regulations Ordinance:

1. Section 403.4 - to allow street right-of-way widths of 50 feet in lieu of the 66 feet required for minor streets;
2. Section 403.4 - to allow street right-of way widths of 50 feet in lieu of the 66 feet required for cul-de-sacs;
3. Section 403.9a to allow a cul-de-sac that is 480 feet long in lieu of the maximum permitted length of 300 feet; and

4. Section 403.5 - to allow a pavement width of 19 feet on Lombard Avenue west of Spring Avenue and to allow other road widths as represented on the plans, except that residential streets shall have a width of 21 feet, in lieu of a width of 27 feet.

SECTION THREE: Approval of the Preliminary PUD Plans, the Preliminary Plat of Subdivision, and the proposed exterior appearance of the Baker Hill Planned Unit Development is subject to the following conditions:

- A. Phasing, construction, and maintenance of the Baker Hill Planned Unit Development shall be in substantial conformance with the plans listed below, referenced herein as though they were attached hereto. Attachments 11 and 12 were approved by the Village Board at the special Village Board meeting of March 3, 1997. Wherever any of the attachments differ from attachments 11 and 12, all shall conform to 11 and 12 when submitted with the Final Planned Unit Development application. These plans shall be filed with and made a part of the permanent records of the Glen Ellyn Architectural Review Commission and Plan Commission.

1. Title: Preliminary PUD Plan  
Last Revised: February 20, 1997  
Prepared By: Balsamo/Olson Group, Inc.
2. Title: Preliminary Plat of Subdivision and Phasing Schedule/Plan (Sheets 2)  
Last Revised: February 20, 1997  
Prepared By: Cowhey, Gudmundson Leder, Ltd.
3. Title: Preliminary Engineering Improvement Plans (Sheets 1) - Residential street light to be approved by Commonwealth Edison.  
Last Revised: February 20, 1997  
Prepared By: Cowhey, Gudmundson Leder, Ltd.
4. Title: Route 38 (Roosevelt Road) Preliminary Design A6  
Last Revised: February 7, 1997  
Prepared By: Civiltech Engineering
5. Title: Plat of Vacation (Sheets 1 - 2)  
Last Revised: February 24, 1997  
Prepared By: Midwest Technical Consultants, Inc.

6. Title: Landscape Development Plans (Sheets 1 - 13) including Tree Preservation Plan  
Last Revised: February 19, 1997  
Prepared By: Wehler Peterson & Associates, Ltd.
  7. Title: Baker Hill Shopping Center (Building Elevations and Cross Sections)  
(Sheets 1 - 5, last revised December 16, 1996) (Sheets 6 - 7, revised February 6, 1997)  
Prepared By: Stewart Nosky Architects, Ltd.
  8. Title: Baker Hill Shopping Center Photometric Plan  
Last Revised: June 3, 1996  
Prepared By: Stewart Nosky Architects, Ltd.
  9. Title: Baker Hill Townhomes (Floor Plans and Elevation Drawings)  
(Sheets 1 - 3)  
Last Revised: February 25 and 26, 1997  
Prepared By: Town & Country
  10. Title: Baker Hill Exterior Color and Material Packages (Townhomes)  
Last Revised: November 30, 1995  
Prepared By: Town & Country Homes
  11. Site Plan - Concept  
Last Revised: February 28, 1997  
Prepared by Stewart Nosky Architects, Ltd.
  12. Cross Sections (A-A, B-B & C-C), dated February 26, 1997
- B. The petitioner shall return to the Architectural Review Commission for review of Final PUD Plans;
- C. A Final PUD Plan for the commercial building identified as "Commercial B" on the Preliminary Planned Unit Development Plat shall be submitted for review within two years of the date of this Ordinance;
- D. Removal of snow and ice on all sidewalks on the subject property and in public rights-of-way adjacent to the commercial development shall be the responsibility of the property owner. Stockpiles of snow shall be placed or removed so as to ensure safe ingress, egress, and circulation on the site by vehicles and pedestrians at all times;

- E. Landscaping improvements and existing vegetation along Roosevelt Road in front of the commercial development, including the parkway, shall be maintained by the property owner in accordance with the approved tree preservation and landscape plans;
- F. After Final PUD Plan approval, a temporary construction access plan must be submitted for Village review and approval prior to the issuance of a building permit for a footing or foundation in the commercial and residential areas of the development. The plan must, at a minimum, include access points to and from public roads, staging areas, haul roads, and parking areas for construction workers;
- G. Roadway improvements on Roosevelt Road and Baker Hill Drive, including the installation of a permanent or temporary traffic signal at the intersection (pending Illinois Department of Transportation approval), shall be completed in accordance with approved plans prior to the issuance of a certificate of occupancy for any commercial use. Before Final PUD approval, the petitioner shall present an IDOT-signed Final Plat of Subdivision and, if required, an IDOT highway construction permit in general conformance with the plans referenced in Section Three-A of this ordinance or other documentation or assurances satisfactory to the Village;
- H. Baker Hill Drive shall be accessible and substantially complete, as determined by the Village Engineer, and access and related improvements to Illinois Route 53 shall be completed in accordance with a permit issued by the Illinois Department of Transportation prior to the issuance of a certificate of occupancy for any residential dwelling unit;
- I. Lombard Avenue shall be constructed, according to a design approved by the Village Engineer, to serve as an emergency access roadway that will incorporate the following: a width of 19 feet measured from back-of-curb-to-back-of-curb, drains that will direct storm water into the existing storm sewer system located in the Lombard Avenue right-of-way, and

a combination of posts, chains, locks, and signage at both entrances to said roadway to prevent unauthorized passage;

- J. Prior to approval of the Final Planned Unit Development Ordinance, the Developer shall provide a letter of credit/performance bond in the amount of \$100,000, to be extended for a period of five years following the approval of said ordinance, to assist with the construction and other related costs of Carleton Avenue between DuPage Boulevard and Fairview Avenue. The letter of credit/performance bond must be in a form approved by the Village Attorney. The letter of credit/performance bond may be drawn down by the Village to pay for 25 percent of the costs associated with the construction of Carleton Avenue if said construction by the Village should begin within the five-year period;
- K. Plans for the construction and maintenance of the storm water management system, the retaining wall system, and all landscaping shall be reviewed by the Village and modified until approved prior to acceptance of a Final PUD. The design of the storm water management and retaining wall system shall be approved by the Village Engineer, and the landscaping design and maintenance plan shall be approved by the Village Arborist. The nature of the security to guarantee the continued maintenance of the storm water management system, the retaining wall system and the landscaping plan shall be approved by the Village Attorney;
- L. The Developer shall provide to the Village with the Final PUD application an executed final copy of the agreement with the Philip J. Rock Center and School which is in substantial conformance with the approved Preliminary PUD Plans;
- M. The Developer shall provide to the Village before Final PUD approval a letter of credit/performance bond equal to 125 percent of the amount of the donations made to the School Districts, which will be utilized to guarantee additional donations to the School

Districts if it is found by School District pupil count that the new townhome development generates more children than indicated by population projections. Said letter of credit/performance bond will be in the form approved by the Village Attorney and shall be kept in place for a period of one (1) year after the townhome development shall be fully occupied. The obligation of the Developer to make donations to the School Districts shall be initially computed under the formula generally utilized by the School Districts, but if additional funds are due and payable, such amounts shall be paid to the School Districts within sixty (60) days after an audit is performed of students actually generated by the development, which audit shall take place not more than one year after all of the units are occupied;

- N. The fire safety standards for townhomes will be as directed by the Village Board, including two-hour masonry walls;
- O. The Village Attorney will review and approve the townhome owners' association covenants prior to Final PUD approval;
- P. The townhome sump pumps shall be connected to the underground storm drainage system;
- Q. The developer will provide a performance bond and/or letter of credit which will be used to guarantee the installation of the public improvements, the language of which will be subject to approval by the Village Attorney;
- R. The Developer shall build in a generally equal number the three types of townhome designs shown in the plans referenced in Section Three-A of this ordinance. All end chimneys will be brick veneer; and
- S. The petitioner may be required to submit additional documents and plans that reflect the plans and conditions referenced above as a part of the Final PUD submitted.



**SECTION FOUR:** This approval of the Preliminary PUD Plans, Preliminary Plat of Subdivision, and proposed exterior appearance of the Baker Hill Planned Unit Development provides the developer with the following authorizations:

- A. To proceed with the design and construction of stairs (specifically the ratio of riser to tread height) and doorways (associated with stairs) throughout the development in compliance with Sections 1014.6 and 1014.6.8 of the 1993 BOCA Code;
- B. To obtain a building permit for the model building(s) prior to the completed installation of underground improvements, as well as curbs and final road pavement surface. However, access and layout of appropriate drives and walkways to the model building(s) shall be required and shall only be permitted with advance written approval by Village staff, including the approval of the Police Chief and the Chief of the Glen Ellyn Volunteer Fire Company; and
- C. To create access to a residential model building from the existing curb cuts on Illinois Route 53.

**SECTION FIVE:** A Final Planned Unit Development Plan and Final Plat of Subdivision shall be submitted for Village review and approval within six months after approval of the Preliminary PUD Plan in accordance with all other provisions of the Glen Ellyn Village Code. Because of the large size and complexity of the development, many of the approved plans submitted in order to achieve approval of the Preliminary PUD will need to be significantly expanded and clarified at the stage at which Final PUD approval is sought. It would be impractical, at this stage of preliminary approval, to cause the Developer to expend the funds necessary to fully satisfy the Village regarding the final appropriate design details of the Project. For that reason, the Village retains to itself a broader exercise of its legislative discretion in reviewing and approving such plans as would ordinarily be the case where the documents submitted with a Preliminary PUD would have fully dealt with all

developmental issues. Without limiting the generality thereof, the Village anticipates the necessity to review with great care and determine the effectiveness and applicability of the following items:

- A. The drainage plan for the project, especially in relationship to an assurance that the project will improve rather than harm the drainage of the site to the east, especially in relationship to territory occupied with residences;
- B. The final design of the retaining wall system and landscaping plan so as to create an attractive visual image for persons entering Glen Ellyn, which will, both in the short term and the long term, retain its attractive appearance, be structurally sound, and will be maintainable with the nature of and security of that maintenance program being established;
- C. The final site lines and landscaping placement between the commercial buildings and the nearest homes on Spring Avenue will not adversely affect the value or peaceful enjoyment of those homes, or those homes will be occupied by persons who accept the commercial development; and
- D. The final landscaping plan will carefully identify and make provision for retaining those trees of significant size which can reasonably be preserved in a way consistent with the development, along with a formula, accepted by the Developer, whereby death or serious damage to such preservable trees will result in a significant financial detriment to the Developer. In choosing those trees which will be subject to preservation, the Village shall reasonably consider the current life expectancy and condition of existing trees and the relationship between the preservation of trees and the ability of the Developer to create an aesthetically pleasing design with adequate areas for parking and service drives.

The effectiveness of this ordinance and the requirement that the Village proceed to approve Final PUD plans are contingent upon the petitioner gaining ownership or control over all of the land in the areas shown within the Baker Hill Planned Unit Development.

SECTION SIX: Prior to approval of the Final Planned Unit Development Plan and Final Plat of Subdivision, the owner shall provide the Village with: (No. 1) a performance bond or letter of credit (satisfactory to the Village Attorney) in the amount of 125 percent of an approved cost estimate for the rough grading and erosion control and, if determined necessary by the Village Engineer, the seeding/sodding and installation of selected underground utilities for the entire Planned Unit Development, including stormwater detention facilities. The owner/developer shall be required to submit additional performance bonds or letters of credit for each phase of development shown on the Preliminary Plat of Subdivision for all other public improvements not identified in (No. 1) above. The remaining four performance bonds or letters of credit relate to: (No. 2) Commercial Phase I; (No. 3) Commercial Phase II; (No. 4) Residential Phase I; and (No. 5) Residential Phase II upon approval of a Final Plat of Subdivision for the Phase(s). However, the total amount of assurance held by the Village shall equal or exceed 125 percent of the cost estimates for construction for each complete phase of development as approved by the Village Engineer.

SECTION SEVEN: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form as provided by law.

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

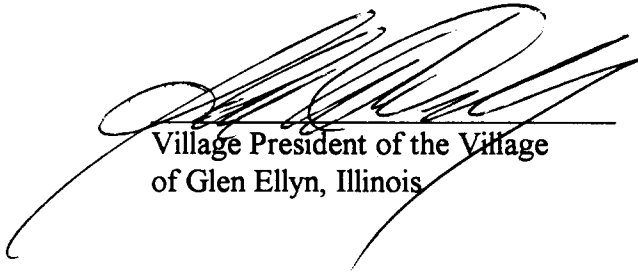
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 3RD day of MARCH, 1997, on first reading, second reading not being requested.

AYES: POEPPEL, MATTHEWS, PASULES, HASE, RENERO, RENNARD

NAYS: -0-

ABSENT: -0-

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 10TH day of MARCH, 1997.



Village President of the Village  
of Glen Ellyn, Illinois

ATTEST:

Gatrina O'Connor  
Village Clerk of the Village  
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 14TH day of APRIL, 1997.)

Amended by  
Ord. No. 5710

VILLAGE OF GLEN ELLYN

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ORDINANCE NO. 4484

AN ORDINANCE APPROVING SIGN CODE  
VARIATIONS FOR PROPERTY COMMONLY KNOWN AS THE  
BAKER HILL SHOPPING CENTER  
LOCATED AT THE NORTHEAST CORNER OF  
ROOSEVELT ROAD AND ILLINOIS ROUTE 53

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ADOPTED BY THE  
PRESIDENT AND THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF GLEN ELLYN  
DUPAGE COUNTY, ILLINOIS  
THIS 14TH DAY OF APRIL, 1992

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Published in pamphlet form by the authority of the  
President and Board of Trustees of the Village of  
Glen Ellyn, DuPage County, Illinois, this 15TH  
day of APRIL, 1992.

Attachment: Ordinance 4484 - Sign Variations for Dominick's and Baker Hill (3325 : 840-944 Roosevelt Rd PUD & SV)

ORDINANCE NO. 4484

AN ORDINANCE APPROVING SIGN CODE  
VARIATIONS FOR PROPERTY COMMONLY KNOWN AS THE  
BAKER HILL SHOPPING CENTER  
LOCATED AT THE NORTHEAST CORNER OF  
ROOSEVELT ROAD AND ILLINOIS ROUTE 53

WHEREAS, on March 3, 1997, the President and Board of Trustees of the Village of Glen Ellyn passed Ordinance No. 4467, an ordinance approving Preliminary Planned Unit Development (PUD) Plans, a Preliminary Plat of Subdivision, and the exterior appearance of the Baker Hill Planned Unit Development, which is a mixed-use, commercial PUD consisting of an approximately 145,000-square foot shopping center and 190 townhomes to be constructed on property, owned by Town & Country Homes, located at the northeast corner of Roosevelt Road and Illinois Route 53; and

WHEREAS, Timothy Barrett and Eugene Porto, representing Great Lakes Principals, the contract purchaser of the approximately 15 acres on which the commercial portion of the mixed-use PUD will be constructed, have petitioned the President and Board of Trustees of the Village of Glen Ellyn for Variations from the following sections of the Glen Ellyn Sign Code:

A. Temporary Development Signs

1. From Section 4-5-8(W) - to allow two temporary large-scale development signs with an area of 137.5 square feet each in lieu of the maximum permitted area of 100 square feet each;
2. From Section 4-5-8(W) - to allow installation of two temporary large-scale development signs prior to approval of Final Planned Unit Development Plans for the project;

B. Shopping Center Identification Signs

1. From Section 4-5-5(L)2 - to allow four shopping center identification signs in lieu of the maximum permitted number of one;
2. From Section 4-5-5(L)1 - to allow shopping center identification signs with a total area of 320 square feet in lieu of the maximum permitted area of 144 square feet;

C. Dominick's/First Chicago Bank Signs

1. From Section 4-5-12(E)1 - to allow two primary signs in lieu of the maximum number of one (one per establishment);
2. From Section 4-5-12(B)2 - to allow primary signs with a total area of 410.5 square feet in lieu of the maximum permitted area of 168 square feet (one per establishment);
3. From Section 4-5-12(C) - to allow a primary sign to be 28 feet high in lieu of the maximum permitted height of 25 feet (Dominick's wall sign);
4. From Sections 4-5-5(G)2 and 4-5-12(C) - to allow three incidental signs to be 14.75 feet high in lieu of the maximum permitted height of 10 feet (Dominick's wall signs);
5. From Section 4-5-5(G)1 - to allow incidental signs with a total area of 178 square feet in lieu of the maximum permitted area of 16.8 square feet (combined signs for both establishments);

D. Hollywood Video Signs

1. From Section 4-5-12(E)1 - to allow three primary signs in lieu of the maximum permitted number of one;
2. From Section 4-5-12(B)2 - to allow primary signs with a total area of 615 square feet in lieu of the maximum permitted area of 132 square feet;



3. From Section 4-5-7(O) - to allow exposed neon tubing, which is prohibited by the Sign Code;

E. Other Establishments in the Shopping Center

1. From Section 4-5-12(B)2 - to allow 1.5 square feet of sign area per linear foot of storefront width in lieu of the maximum permitted area of 1 square foot per linear foot for establishments with a storefront width of 20 feet or less;
2. From Section 4-5-12(B)2 - to allow the following for establishments with a storefront width greater than 20 feet:
  - a. Leased space up to 9,999 square feet - to allow sign area up to 80 percent of storefront width, provided height of letters shall not exceed 32 inches;
  - b. Leased space greater than 9,999 square feet - to allow sign area up to 80 percent of storefront width, provided height of letters shall not exceed 36 inches; and

WHEREAS, following due and proper notice by publication in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, the Glen Ellyn Village Board conducted a public hearing on March 10, 1997, for the purpose of hearing testimony concerning the requested Variations; and

WHEREAS, the Glen Ellyn Village Board also considered the petition for Variations at its subsequent informal workshop meeting on March 17, 1997;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: Based on the testimony and evidence presented at the March 10, 1997, public hearing regarding the petition for Variations from certain requirements of the Glen Ellyn Sign Code for the Baker Hill Shopping Center, the President and Board of Trustees make the following findings of fact:

- A. The petitioners have demonstrated a particular hardship as a result of adhering to the strict letter of the regulations of the Sign Code because the amount, size, and type of signage permitted by the Sign Code would be inadequate to sufficiently identify the several businesses that will be located in the approximately 145,000-square foot shopping center, which will be situated on an approximately 15-acre site.
- B. The plight of the petitioners is due to unique circumstances in that:
  - 1. The front facades of the Dominick's storefront and other storefronts in the northernmost building, which will face southward, will be set back from the Roosevelt Road right-of-way in excess of 340 feet, and, in addition, sight of those storefronts may be further obscured for motorists traveling from east to west along Roosevelt Road because of the location of building "A" in the southeast portion of the shopping center;
  - 2. The front facade of building "A" will face westward and will be set back in excess of 800 feet from Baker Hill Drive; and
  - 3. The challenging natural topography of the site, which drops dramatically from west to east, and the substantial landscaping (both new and existing) proposed for the site may tend to obscure signage from the view of motorists traveling on Roosevelt Road,

which is a multi-lane, major arterial roadway with a speed limit of 45 miles per hour along the frontage of the subject property.

- C. The essential character of the neighborhood will not be changed because the subject property is located on Roosevelt Road, which is one of the Village of Glen Ellyn's primary business districts and a major commercial corridor as it extends westward from the City of Chicago to the Fox River, and this area is presently replete with a vast proliferation of commercial signage.

SECTION TWO: Based on the above findings of fact, the President and Board of Trustees hereby grant Variations from the following sections of the Glen Ellyn Sign Code:

A. Temporary Development Signs

1. From Section 4-5-8(W) - to allow two temporary large-scale development signs with an area of 137.5 square feet each in lieu of the maximum permitted area of 100 square feet each;
2. From Section 4-5-8(W) - to allow installation of two temporary large-scale development signs prior to approval of Final Planned Unit Development Plans for the project;

B. Shopping Center Identification Signs

1. From Section 4-5-5(L)2 - to allow four shopping center identification signs in lieu of the maximum permitted number of one;
2. From Section 4-5-5(L)1 - to allow shopping center identification signs with a total area of 320 square feet in lieu of the maximum permitted area of 144 square feet;

C. Dominick's/First Chicago Bank Signs

1. From Section 4-5-12(E)1 - to allow two primary signs in lieu of the maximum number of one (one per establishment);
2. From Section 4-5-12(B)2 - to allow primary signs with a total area of 370 square feet in lieu of the maximum permitted area of 168 square feet (one per establishment; the lettering of the Dominick's sign shall not exceed 5 feet in height);
3. From Section 4-5-12(C) - to allow a primary sign to be 28 feet high in lieu of the maximum permitted height of 25 feet (Dominick's wall sign);
4. From Sections 4-5-5(G)2 and 4-5-12(C) - to allow three incidental signs to be 14.75 feet high in lieu of the maximum permitted height of 10 feet (Dominick's incidental wall signs);
5. From Section 4-5-5(G)1 - to allow incidental signs with a total area of 178 square feet and a maximum letter height of 32 inches in lieu of the maximum permitted area of 16.8 square feet (Dominick's incidental wall signs);

D. Hollywood Video Signs

1. From Section 4-5-12(E)1 - to allow two primary signs in lieu of the maximum permitted number of one;
2. From Section 4-5-12(B)2 - to allow primary signs with a total area of 145 square feet in lieu of the maximum permitted area of 132 square feet; and the lettering in the word "Hollywood" may be 32 inches high, the lettering in the word "Video" may be 24 inches high, and, although said lettering may be placed in a somewhat uneven or undulating design, all lettering shall be contained within the wall frieze;

E. Other Establishments in the Shopping Center

1. From Section 4-5-12(B)2 - to allow 1.5 square feet of sign area per linear foot of storefront width and a maximum letter height of 32 inches in lieu of the maximum permitted area of 1 square foot per linear foot for all other establishments except those housed in building "A," which is the building in the southeastern portion of the shopping center; and
2. From Section 4-5-12(B)2 - to allow a sign area of up to 80 percent of the storefront width for each of the maximum of two establishments that may be housed in building "A," with a maximum letter height of 36 inches for any establishment in said building with a leased area greater than 10,000 square feet, in lieu of the permitted area of 1 square foot of sign area per linear foot of storefront width.

SECTION THREE: The grant of Variations is conditioned upon the construction and maintenance of the proposed signage being in substantial conformance with the building elevations and drawings of proposed signage titled Baker Hill Shopping Center (Building Elevations and Cross Sections) (Sheets 1 - 5, last revised December 16, 1996) (Sheets 6 - 7, revised February 6, 1997), prepared by Stewart Nosky Architects, Ltd., and Hollywood Video elevations received March 31, 1997 by Sarfatty Associates, Ltd., referenced herein as though they were attached hereto; and these drawings shall be filed with and made a part of the permanent records of the Glen Ellyn Planning and Development Department.

SECTION FOUR: The Building and Zoning Official is hereby authorized and directed to issue sign permits for the subject property, consistent with the Variations granted herein, provided that all conditions set forth hereinabove have been met and all other applicable laws and ordinances

are complied with. The grant of Variations shall expire and become null and void 18 months from the date of passage of this Ordinance unless a sign permit to begin construction in reliance on these Variations is applied for within said 18-month time period and construction is continuously and vigorously pursued. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

SECTION FIVE: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form as provided by law.

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

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 14TH day of APRIL, 1997.

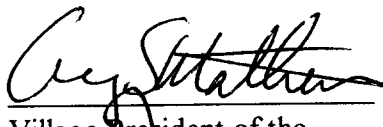
AYES: HAASE, ROEPPEL, FASULES, MATHEWS, RENNARD

NAYS: -0-

ABSENT: -0-

ABSTENTION: RENFRO

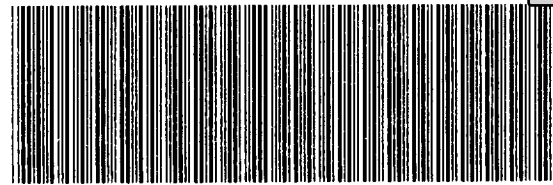
APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 14TH day of APRIL, 1997.

(ACTING)   
Village President of the  
Village of Glen Ellyn, Illinois

ATTEST:

  
Village Clerk of the  
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 15TH day of APRIL, 1997.)

**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

JAN. 29, 2009

2:53 PM

OTHER

05 - 13 - 330 - 025

017 PAGES

R2009-011351

**Village of Glen Ellyn**Ordinance No. 5710

**An Ordinance Amending Ordinance 4484 Which Granted Approval of  
Sign Variations for the Baker Hill Shopping Center Located on Property  
Commonly Known as 830-944 Roosevelt Road  
GLEN ELLYN, IL 60137**

**Adopted by the  
President and the Board of Trustees  
of the Village of Glen Ellyn  
DuPage County, Illinois  
This 27 Day of October, 20 08.**

Published in pamphlet form by the authority of the  
President and Board of Trustees of the Village of  
Glen Ellyn, DuPage County, Illinois, this 29  
day of October, 20 08.

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

Attachment: Ordinance 5710 - Amendment to Ordinance 4484 (3325 : 840-944 Roosevelt Rd PUD &amp; SV)



Ordinance No. 5710

**An Ordinance Amending Ordinance 4484 Which Granted Approval of  
Sign Variations for the Baker Hill Shopping Center Located on Property  
Commonly Known as 830-944 Roosevelt Road**

**Whereas**, on April 14, 1997, the Village President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, adopted Ordinance 4484 which granted approval of variations from the Glen Ellyn Sign Code for the Baker Hill Shopping Center located on property commonly known as 830-944 Roosevelt Road; and

**Whereas**, the subject property is located on the north side of Roosevelt Road between Baker Hill Drive and Interstate 355 in the C6 Commercial/Multi-Use Planned Unit Development District and is legally described as follows:

PARCEL 1:

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF THE 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

P.I.N: 05-13-330-025; and

PARCEL 2:

OUTLOT 50 IN THE BAKER HILL SUBDIVISION, BEING A RESUBDIVISION OF PARTS OF FIRST ADDITION TO ROOSEVELT GARDEN 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. NEED TO INSERT LEGAL FOR FIRST AMERICAN BANK PROPERTY ONCE RECEIVED.

P.I.N: 05-13-330-026; and

**Whereas**, Columbia Retail Baker Hill, LLC, owner of the Baker Hill Shopping Center, is

requesting approval of amendments to the Sign Variations approved by Ordinance 4484 to allow changes to the shopping center identification signage on the site; and

**Whereas**, the proposed changes to the signage include the replacement of the existing freestanding shopping center identification sign, the installation of a second freestanding shopping center identification sign and the removal of an existing shopping center identification sign located on the east wall of the main building; and

**Whereas**, the amended Sign Variations that the petitioner is requesting approval of are as follows:

- A. A variation from Section 4-5-5(N)2 of the Glen Ellyn Sign Code to allow a total of four shopping center identification signs on the property in lieu of the maximum number of one shopping center identification sign permitted. (*Note: The number of Shopping Center Identification signs is not changing, but the petitioner is requesting approval to allow different shopping center identification signs on the site.*)
- B. A variation from Sections 4-5-5(N)1 and 4-5-6 of the Glen Ellyn Sign Code to allow a total area of 228 square feet of shopping center identification signage in lieu of the maximum area of 144 square feet of shopping center identification signage permitted.

**Whereas**, following due and proper publication of notice in the Glen Ellyn News not less than fifteen (15) days nor more than thirty (30) days prior, the Glen Ellyn Architectural Review Commission conducted a public hearing on October 8, 2008, at which hearing the petitioner presented evidence, testimony, and exhibits relative to the requested amendments to the previously approved sign variations and no persons spoke either in favor of or in opposition to the request; and

**Whereas**, based on the application, testimony, and exhibits presented at the October 8, 2008 Architectural Review Commission public hearing, by a vote of six (6) "yes" and zero (0) "no," the Architectural Review Commission recommended that the Village Board approve the request as set forth in the minutes from the October 8, 2008 Architectural Review Commission meeting, a draft of

which is attached hereto as Exhibit "A"; and

**Whereas**, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the October 8, 2008 public hearing of the Architectural Review Commission and have considered the findings of fact and recommendations of the Architectural Review Commission; and

**Whereas**, the President and Board of Trustees have determined that approving the requested amendments to the Sign Variations approved by Ordinance 4484 is consistent with the goals of the Glen Ellyn Sign Code.

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

**Section One:** Based upon a review of the evidence, testimony and exhibits presented at the October 8, 2008 Architectural Review Commission public hearing, the Village President and Board of Trustees hereby approve the petitioner's request for approval of amendments to the Sign Variations for the Baker Hill Shopping Center approved by Ordinance 4484 on April 14, 1997 as set forth in Section Two below.

**Section Two:** Paragraph Two, Subsection B and Section Two, Subsection B in Ordinance 4484 which identify the previously requested and approved Sign Variations for the Shopping Center are hereby repealed and replaced in their entirety with the following language:

*B. Shopping Center Identification Signs*

1. *From Section 4-5-5(N)2 to allow a total of 4 shopping center identification signs on the property in lieu of the maximum number of one shopping center identification sign permitted.*

2. *From Sections 4-5-5(N)1 and 4-5-6 of the Glen Ellyn Sign Code to allow a total area of 228 square feet of shopping center identification signage in lieu of the maximum area of 144 square feet of shopping center identification signage permitted.*

**Section Three.** This grant of approval of an amended sign variation shall be subject to the following conditions:

- A. The Shopping Center Identification signage on the property shall be constructed and maintained in substantial conformance with the plans submitted and the testimony presented at the October 8, 2008 Architectural Review Commission public hearing and with the petitioner's application packet stamped received October 2, 2008, including the following plans and documents referenced below, as though they were attached to this Ordinance. Where there may be conflicts or discrepancies between the plans and materials listed below and those identified in Section Three of Ordinance 4484, the plans and materials listed below shall supersede and take precedence over the plans identified in Ordinance 4484.

1. Sign Variation application stamped received October 2, 2008
2. Sign Table (no date)
3. Elevation of Sign to be located by the Roosevelt Road Access Drive revised May 6, 2008 attached hereto as Exhibit "B"
4. Elevation of Sign at Route 38 and Baker Hill Drive revised May 6, 2008 attached hereto as Exhibit "C"
5. Picture of Existing Retaining Wall Sign with Dimensions (no date)
6. Picture of Existing East and South Building Elevation Signs with Dimensions (no date)
7. ALTA/ACSM Land Title Survey Showing Location of Signs (survey last revised May 25, 2004) attached hereto as Exhibit "D"
8. Conceptual Landscape Plan dated October 8, 2008 attached hereto as Exhibit "E"

- B. A sign permit for the freestanding shopping center identification sign to be located at the northeast corner of Baker Hill Drive and Roosevelt Road, on Outlot 50, shall not be issued until written permission is received from the owner of said property that

allows the installation of a new sign at this location.

**Section Four:** The Building and Zoning Official is hereby authorized and directed to issue a sign permit for the subject property, consistent with the amended Variations granted in this Ordinance, provided that all conditions set forth above have been met and all other applicable laws and ordinances are complied with. This grant of amended Variations shall expire and become null and void eighteen (18) months from the date of passage of this Ordinance unless a sign permit is applied for within said eighteen (18)-month time period. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

**Section Five:** This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

**Section Six:** The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder of Deeds.

**Section Seven:** Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 4-5-14(M) of the Glen Ellyn Sign Code.

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this

27 day of October, 20 08.

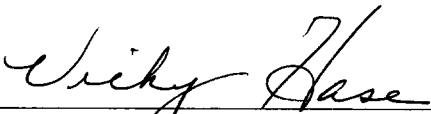
Ayes: Camerford, Chapman, Armstrong, Lode  
Norton, Tharsell

Nays: - 0 -

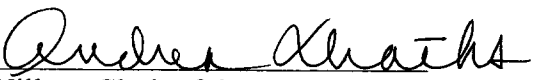
Absent: - 0 -

**Approved** by the Village President of the Village of Glen Ellyn, Illinois, this 27 day of

October, 20 08.

  
Village President of the  
Village of Glen Ellyn, Illinois

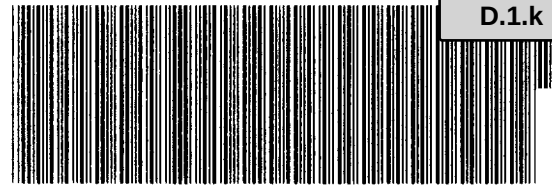
**Attest:**

  
Village Clerk of the  
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 29 day of October 2008.)

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Attachment: Ordinance 5710 - Amendment to Ordinance 4484 (3325 : 840-944 Roosevelt Rd PUD & SV)



**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
DEC.30,2009 12:20 PM  
OTHER 05-13-330-025  
**016 PAGES R2009-194568**

Village of Glen Ellyn

Ordinance No. 5802

An Ordinance Amending Ordinance 5710 Which Amended Ordinance 4484  
in Order to Grant an Additional Variation for the Height of One of the Shopping Center  
Identification Signs at the Baker Hill Shopping Center Located on Property  
Commonly Known as 830-944 Roosevelt Road  
Glen Ellyn, Illinois 60137

Adopted by the  
President and the Board of Trustees  
of the Village of Glen Ellyn  
DuPage County, Illinois  
This 12 Day of October, 20 09.

Published in pamphlet form by the authority of the  
President and Board of Trustees of the Village of  
Glen Ellyn, DuPage County, Illinois, this 13  
day of October, 20 09.

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

Ordinance No. 5802

**An Ordinance Amending Ordinance 5710 Which Amended Ordinance 4484 in Order to  
Grant an Additional Variation for the Height of One of the Shopping Center  
Identification Signs at the Baker Hill Shopping Center Located on Property  
Commonly Known as 830-944 Roosevelt Road  
Glen Ellyn, Illinois 60137**

**Whereas**, on April 14, 1997, the Village President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, adopted Ordinance 4484 which granted approval of variations from the Glen Ellyn Sign Code for the Baker Hill Shopping Center located on property commonly known as 830-944 Roosevelt Road; and

**Whereas**, on October 27, 2008, the Village President and Board of Trustees of the Village of Glen Ellyn adopted Ordinance 5710 which granted approval of amendments to Ordinance 4484 to allow changes to the Shopping Center Identification signage on the site including the replacement of the existing freestanding shopping center identification sign, the installation of a second freestanding shopping center identification sign and the removal of an existing shopping center identification sign located on the east wall of the main building; and

**Whereas**, the subject property is located on the north side of Roosevelt Road between Baker Hill Drive and Interstate 355 in the C6 Commercial/Multi-Use Planned Unit Development District and is legally described as follows:

**PARCEL 1:**

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF THE 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

P.I.N: 05-13-330-025; and

Attachment: Ordinance 5802 - Amendment to Ordinance 5710 (3325 : 840-944 Roosevelt Rd PUD & SV)



PARCEL 2:

OUTLOT 50 IN THE BAKER HILL SUBDIVISION, BEING A RESUBDIVISION OF PARTS OF FIRST ADDITION TO ROOSEVELT GARDEN 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.

P.I.N: 05-13-330-026; and

**Whereas**, as a condition of approval, Ordinance 5710 required the petitioner to receive approval from the owner of Outlot 50 before a permit could be issued to allow the Shopping Center Identification Sign on this property to be replaced with a new sign; and

**Whereas**, the owner of Outlot 50 objected to the replacement of this sign in its current location; and

**Whereas**, the sign is now proposed to be placed approximately 100 feet east of the intersection of Roosevelt Road and Baker Hill Drive on top of a berm resulting in a sign height of 15 feet measured on its south (Roosevelt Road) side and 20 feet measured on its north (parking lot) side; and

**Whereas**, a maximum height of 15 feet is permitted for freestanding signs in the C6 Commercial/Multi-Use Planned Unit Development District; and

**Whereas**, the petitioner is therefore requesting approval of an additional variation from Section 4-5-12(C) of the Sign Code to allow the subject sign to have a height of 20 feet in lieu of the maximum height of 15 feet permitted; and

**Whereas**, following due and proper publication of notice in the Glen Ellyn News not less than fifteen (15) days nor more than thirty (30) days prior, the Glen Ellyn Architectural Review Commission conducted a public hearing on September 23, 2009, at which hearing the petitioner presented evidence, testimony, and exhibits relative to the requested amendments to the previously

approved sign variations for the property, specifically the petitioner's request for approval of an additional variation for sign height, and no persons spoke either in favor of or in opposition to the request; and

**Whereas**, based on the application, testimony, and exhibits presented at the September 23, 2009 Architectural Review Commission public hearing, by a vote of seven (7) "yes" and zero (0) "no," the Architectural Review Commission recommended that the Village Board approve the request as set forth in the minutes from the September 23, 2009 Architectural Review Commission meeting, a draft of which is attached hereto as Exhibit "A"; and

**Whereas**, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the September 23, 2009 public hearing of the Architectural Review Commission and have considered the findings of fact and recommendations of the Architectural Review Commission; and

**Whereas**, the President and Board of Trustees have determined that approving the requested changes to the amended Sign Variations previously approved by Ordinance 5710 is consistent with the goals of the Glen Ellyn Sign Code.

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

**Section One:** Based upon a review of the evidence, testimony and exhibits presented at the September 23, 2009 Architectural Review Commission public hearing, the Village President and Board of Trustees hereby approve the petitioner's request for approval for changes to the amended Sign Variations for the Baker Hill Shopping Center previously approved on October 27, 2008 by the adoption of Ordinance 5710 as set forth in Section Two below.

**Section Two:** Section Two of Ordinance 5710 which identifies the previously requested and

approved variations for Shopping Center Identification Signage is hereby repealed and replaced in its entirety with the following language:

*B. Shopping Center Identification Signs*

1. *From Section 4-5-5(N)2 of the Glen Ellyn Sign Code to allow a total of 4 shopping center identification signs on the property in lieu of the maximum number of one shopping center identification sign permitted.*
2. *From Sections 4-5-5(N)1 and 4-5-6 of the Glen Ellyn Sign Code to allow a total area of 228 square feet of shopping center identification signage in lieu of the maximum area of 144 square feet of shopping center identification signage permitted.*
3. *From Section 4-5-12(C) of the Glen Ellyn Sign Code to allow the westernmost freestanding sign on the property to have a height of 20 feet in lieu of the maximum height of 15 feet permitted.*

**Section Three.** Section Three of Ordinance 5710 which identifies the plans that signage shall be constructed in conformance with is hereby repealed and replaced in their entirety with the following language:

- A. The Shopping Center Identification signage on the property shall be constructed and maintained in substantial conformance with the plans submitted and the testimony presented at the October 8, 2008 and September 23, 2009 Architectural Review Commission public hearings and with the following plans and documents referenced below, as though they were attached to this Ordinance. Where there may be conflicts or discrepancies between the plans and materials listed below and those identified in Section Three of Ordinance 4484 or Section Three of Ordinance 5710, the plans and materials listed below shall supersede and take precedence over the plans identified in Ordinances 4484 and 5710.*

1. *Sign Variation application stamped received October 2, 2008*
2. *Sign Variation application stamped received September 16, 2009*
3. *Letter from Brendan Reedy dated September 4, 2009*
4. *Sign Table stamped received September 16, 2009*

5. *Elevation of Sign to be located by the Roosevelt Road Access Drive revised May 6, 2008 attached hereto as Exhibit "B"*
6. *Elevation of Sign to be located east of Route 38 and Baker Hill Drive intersection revised August 19, 2009 attached hereto as Exhibit "C"*
7. *Picture of Existing Retaining Wall Sign with Dimensions (no date)*
8. *Picture of Existing East and South Building Elevation Signs with Dimensions (no date)*
9. *ALTA/ACSM Land Title Survey Showing Location of Signs stamped received September 16, 2009 attached hereto as Exhibit "D"*
10. *Conceptual Landscape Plan revised June 2, 2009 attached hereto as Exhibit "E"*

*B. A sign permit for the freestanding shopping center identification sign to be located east of the Baker Hill Drive and Roosevelt Road intersection, on Outlot 50, shall not be issued until written permission is received from the owner of said property that allows the installation of a new sign at this location.*

**Section Four:** The Building and Zoning Official is hereby authorized and directed to issue a sign permit for the subject property, consistent with the amended Variations granted in this Ordinance, provided that all conditions set forth above have been met and all other applicable laws and ordinances are complied with. This grant of amended Variations shall expire and become null and void eighteen (18) months from the date of passage of this Ordinance unless a sign permit is applied for within said eighteen (18)-month time period. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

**Section Five:** This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

**Section Six:** The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder of Deeds.

**Section Seven:** Failure of the owner or other party in interest or a subsequent owner or other

party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 4-5-14(M) of the Glen Ellyn Sign Code.

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this

12 day of October, 20 09.

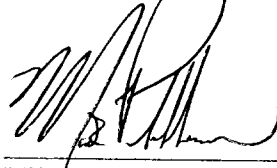
Ayes: Cornford, Hartweg, Cooper, Henninger,  
Lodexie, Tharsell

Nays: - 0 -

Absent: - 0 -

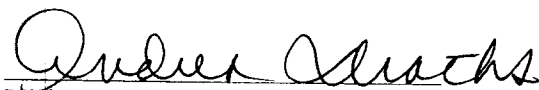
**Approved** by the Village President of the Village of Glen Ellyn, Illinois, this 12 day of

October, 20 09.



Village President of the  
 Village of Glen Ellyn, Illinois

**Attest:**

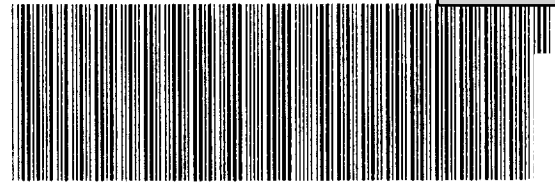


Village Clerk of the  
 Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 13 day of Oct. 2009.)

X:\Plandev\PLANNING\PUD\ROOSEVELT ROAD\Baker Hill\Shopping Center Identification Signs\Ordinance 093009.doc

Attachment: Ordinance 5802 - Amendment to Ordinance 5710 (3325 : 840-944 Roosevelt Rd PUD & SV)

**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

JAN 27, 2010

2:23 PM

OTHER

05-13-330-02

~~023~~ PAGES

R2010-013037

022

Village of Glen Ellyn

Ordinance No. 5831

An Ordinance Amending Ordinance 4484 and Granting Approval of Amendments to the  
Sign Variations for the Dominick's Store Located at 880 Roosevelt Road  
in the Baker Hill Shopping Center

Adopted by the  
President and the Board of Trustees  
of the Village of Glen Ellyn  
DuPage County, Illinois  
This 14 Day of Dec., 20 09.

Published in pamphlet form by the authority of the  
President and Board of Trustees of the Village of  
Glen Ellyn, DuPage County, Illinois, this 15  
day of December, 20 09.

Attachment: Ordinance 5831 - Amendment to Ordinance 4484 (3325 : 840-944 Roosevelt Rd PUD &amp; SV)

Ordinance No. 5831

**An Ordinance Amending Ordinance 4484 and Granting Approval of Amendments to the Sign Variations for the Dominick's Store Located at 880 Roosevelt Road in the Baker Hill Shopping Center**

**Whereas**, on April 14, 1997, the Village President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, adopted Ordinance 4484 which, among other things, granted approval of Sign Variations for Dominick's located at 880 Roosevelt Road in the Baker Hill Shopping Center; and

**Whereas**, the subject property is located on the north side of Roosevelt Road between Baker Hill Drive and Interstate 355 in the C6 Commercial/Multi-Use Planned Unit Development District and is legally described as follows:

PARCEL 1:

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF THE 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

P.I.N: 05-13-330-025; and

PARCEL 2:

OUTLOT 50 IN THE BAKER HILL SUBDIVISION, BEING A RESUBDIVISION OF PARTS OF FIRST ADDITION TO ROOSEVELT GARDEN 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. NEED TO INSERT LEGAL FOR FIRST AMERICAN BANK PROPERTY ONCE RECEIVED.

P.I.N: 05-13-330-026; and

**Whereas**, Safeway, Inc., owner of the Dominick's store located at 880 Roosevelt Road, is requesting approval of amendments to the Sign Variations approved by Ordinance 4484 to allow changes to the incidental signage on Dominick's storefront; and

**Whereas**, the request is being made to allow the existing “Drug”, “Food” and “Fresh Store” signs to be removed and new “Starbucks Coffee”, “Pharmacy” and “Signature Café” signs to be installed; and

**Whereas**, the amended Sign Variations that the petitioner is requesting approval of are as follows:

1. A variation from Section 4-5-5(G)1 to allow 84.16 square feet of incidental signage on the property in lieu of the maximum area of 16.8 square feet permitted. *(Note: The total proposed incidental sign area is less than the incidental sign area of 178 square feet approved by Ordinance 4484 for those signs that will be removed.)*
2. A variation from Section 4-5-5(G)2 to allow incidental signage with heights of 14 feet, 22 feet 6 inches and 25 feet in lieu of the maximum height of 10 feet permitted for an incidental sign. *(Note: A variation was previously granted by Ordinance 4484 to allow the existing incidental signage on the building to have a height of 14.75 feet); and*

**Whereas**, following due and proper publication of notice in the Glen Ellyn News not less than fifteen (15) days nor more than thirty (30) days prior, the Glen Ellyn Architectural Review Commission conducted a public hearing on November 18, 2009 at which hearing the petitioner presented evidence, testimony, and exhibits relative to the requested amendments to the previously approved sign variations and no persons spoke either in favor of or in opposition to the request; and

**Whereas**, based on the application, testimony, and exhibits presented at the November 18, 2009 Architectural Review Commission public hearing, by a vote of seven (7) “yes” and zero (0) “no,” the Architectural Review Commission recommended that the Village Board approve the request as set forth in the minutes from the November 18, 2009 Architectural Review Commission meeting, a draft of which is attached hereto as Exhibit “A”; and

**Whereas**, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the November 18, 2009 public hearing of the Architectural Review Commission and have considered the findings of fact and recommendations of the Architectural



Review Commission; and

**Whereas**, the President and Board of Trustees have determined that approving the requested amendments to the Sign Variations approved by Ordinance 4484 is consistent with the goals of the Glen Ellyn Sign Code.

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

**Section One:** Based upon a review of the evidence, testimony and exhibits presented at the November 18, 2009 Architectural Review Commission public hearing, the Village President and Board of Trustees hereby approve the petitioner's request for approval of amendments to the Sign Variations for Dominick's approved by Ordinance 4484 on April 14, 1997 as set forth in Section Two below.

**Section Two:** Paragraph Two, Subsections C(4) and C(5), and Section Two, Subsections C(4) and C(5) in Ordinance 4484 which identify the previously requested and approved Sign Variations for the Shopping Center are hereby repealed and replaced in their entirety with the following language:

4. *A variation from Section 4-5-5(G)1 to allow 84.16 square feet of incidental signage on the property in lieu of the maximum area of 16.8 square feet permitted.*
5. *A variation from Section 4-5-5(G)2 to allow incidental signage with heights of 14 feet, 22 feet 6 inches and 25 feet in lieu of the maximum height of 10 feet permitted for an incidental sign.*

**Section Three.** This grant of approval of an amended sign variations shall be subject to the condition that the incidental signage on Dominick's storefront shall be constructed and maintained in substantial conformance with the plans submitted and the testimony presented at the November 18, 2009 Architectural Review Commission public hearing and with the petitioner's application packet stamped received November 12, 2009, including the following plans and documents referenced

below, as though they were attached to this Ordinance. Where there may be conflicts or discrepancies between the plans and materials listed below and those identified in Section Three of Ordinance 4484, the plans and materials listed below shall supersede and take precedence over the plans identified in Ordinance 4484.

1. Cover letter dated November 12, 2009
2. Application for Sign Variation signed September 22, 2009
3. Sign Table (no date)
4. Building Photos and Sign Elevations prepared by Doyle General Sign Contractors revised September 2, 2009.

**Section Four:** The Building and Zoning Official is hereby authorized and directed to issue a sign permit for the subject property, consistent with the amended Variations granted in this Ordinance, provided that all conditions set forth above have been met and all other applicable laws and ordinances are complied with. This grant of amended Variations shall expire and become null and void eighteen (18) months from the date of passage of this Ordinance unless a sign permit is applied for within said eighteen (18)-month time period. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

**Section Five:** This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

**Section Six:** The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder of Deeds.

**Section Seven:** Failure of the owner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 4-5-14(M) of the Glen Ellyn

Sign Code.

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this

14 day of December, 20 09.

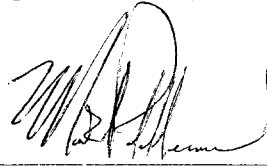
Ayes: Ibousell, Hartweg, Comerford, Coopers,  
Henningis, Loderic

Nays: - 0 -

Absent: - 0 -

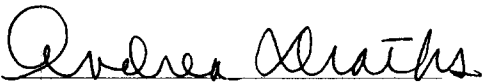
**Approved** by the Village President of the Village of Glen Ellyn, Illinois, this 14 day of

Dec., 20 09.



Village President of the  
 Village of Glen Ellyn, Illinois

**Attest:**



Village Clerk of the  
 Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 15 day of Dec. 2009.)

X:\Plandev\PLANNING\Development Projects\Roosevelt\Roosevelt 830-944, Baker Hill Shopping Center\Roosevelt 880, Dominicks, SV\Ordinance Amending Ord 4484, 120309.doc

Attachment: Ordinance 5831 - Amendment to Ordinance 4484 (3325 : 840-944 Roosevelt Rd PUD & SV)

## Sign Size Comparison Chart

May 18, 2018

| Shopping Center       | Lineal Frontage of Property (Feet) | Number of Signs | Sign                            | Overall Height (Feet) | Total Surface Area (Square Feet)           | Surface Area per Lineal Foot of Property Frontage | Base Height (Feet) | Electronic Message Board Portion (Square Feet) | Anchor Tenant Portion (Square Feet) | Smaller Tenants Portion (Square Feet) | Shopping Center Name Portion (Square Feet) |
|-----------------------|------------------------------------|-----------------|---------------------------------|-----------------------|--------------------------------------------|---------------------------------------------------|--------------------|------------------------------------------------|-------------------------------------|---------------------------------------|--------------------------------------------|
| <b>Baker Hill</b>     | 1,168                              | 2               |                                 |                       |                                            |                                                   |                    |                                                |                                     |                                       |                                            |
|                       |                                    |                 | Sign 1 (Proposed)               | 30                    | 300                                        | 0.26                                              | 6                  | 124                                            | 100                                 | 83                                    | 31                                         |
|                       |                                    |                 | Sign 1 (Existing to be Removed) | 10                    | 50                                         | 0.04                                              | 3                  | N/A                                            | 22                                  | 21                                    | 7                                          |
|                       |                                    |                 | Sign 2 (Existing to Remain)     | 20                    | 78                                         | 0.07                                              | 6                  | N/A                                            | 31                                  | 38                                    | 9                                          |
|                       |                                    |                 | Total (Existing Signs 1 and 2)  |                       | <b>128</b>                                 | <b>0.11</b>                                       |                    |                                                |                                     |                                       |                                            |
|                       |                                    |                 | Total (Proposed Sign 1 and Ex)  |                       | <b>378</b>                                 | <b>0.32</b>                                       |                    |                                                |                                     |                                       |                                            |
| <i>Max. per Code</i>  |                                    | 2               |                                 | 15                    | <i>First Sign: 100<br/>Second Sign: 65</i> |                                                   | 5                  | 18                                             |                                     |                                       |                                            |
| <b>Market Plaza</b>   | 1,326                              | 2               |                                 |                       |                                            |                                                   |                    |                                                |                                     |                                       |                                            |
|                       |                                    |                 | Sign 1                          | 25                    | 170                                        | 0.13                                              | 8                  | N/A                                            | 70                                  | 80                                    | 20                                         |
|                       |                                    |                 | Sign 2                          | 15                    | 120                                        | 0.09                                              | 3                  | N/A                                            | N/A                                 | 100                                   | 20                                         |
|                       |                                    |                 | Total                           |                       | <b>290</b>                                 | <b>0.22</b>                                       |                    |                                                |                                     |                                       |                                            |
| <i>Max. per Code</i>  |                                    | 2               |                                 | 15                    | <i>First Sign: 100<br/>Second Sign: 65</i> |                                                   | 5                  | 18                                             |                                     |                                       |                                            |
| <b>Pickwick Place</b> | 515                                | 3               |                                 |                       |                                            |                                                   |                    |                                                |                                     |                                       |                                            |
|                       |                                    |                 | Sign 1                          | 19                    | 85                                         | 0.17                                              | 5                  | N/A                                            | N/A                                 | 52.5                                  | 32                                         |
|                       |                                    |                 | Sign 2                          | 16                    | 68                                         | 0.13                                              | 4                  | N/A                                            | 28                                  | 28                                    | 12                                         |
|                       |                                    |                 | Sign 3                          | 13                    | 37                                         | 0.07                                              | 5                  | N/A                                            | 28                                  | N/A                                   | 9                                          |
|                       |                                    |                 | Total                           |                       | <b>190</b>                                 | <b>0.37</b>                                       |                    |                                                |                                     |                                       |                                            |
| <i>Max. per Code</i>  |                                    | 1               |                                 | 15                    | 80                                         |                                                   | 5                  | 18                                             |                                     |                                       |                                            |



MONUMENT SIGN LOCATED ON SOUTHWEST CORNER OF LOT, EAST FACE OF SIGN





MONUMENT SIGN LOCATED ON SOUTHWEST CORNER OF LOT, WEST FACE OF SIGN



LOCATION OF PROPOSED MONUMENT SIGN





LOCATION OF PROPOSED MONUMENT SIGN





MONUMENT SIGN LOCATED ON THE SOUTH EAST SIDE OF THE LOT BY THE ROOSEVELT ROAD ENTRANCE, EAST FACE OF THE SIGN



MONUMENT SIGN LOCATED ON THE SOUTH EAST SIDE OF THE LOT BY THE ROOSEVELT ROAD ENTRANCE, EAST FACE OF THE SIGN





MOUNTED WALL SIGN LOCATED ON THE SOUTH EAST CORNER OF THE BUILDING, SIGN IS ON THE WEST FACING WALL OF THE BUILDING



MOUNTED WALL SIGN LOCATED ON THE SOUTH EAST CORNER OF THE BUILDING





MOUNTED WALL SIGN LOCATED ON THE SOUTH EAST CORNER OF THE BUILDING, SIGN IS ON THE EAST FACING WALL OF THE BUILDING



MONUMENT SIGN LOCATED ON THE NORTH WEST OF THE LOT, EAST FACING SIDE OF THE SIGN



## Market Plaza



MONUMENT SIGN LOCATED ON THE NORTH EAST SIDE OF THE LOT, WEST FACING SIDE OF THE SIGN



## Pickwick Place



MONUMENT SIGN LOCATED ON THE SOUTH WEST OF THE LOT, EAST FACING SIDE OF THE SIGN

## Pickwick Place



MONUMENT SIGN LOCATED ON THE SOUTH OF THE LOT, WEST FACING SIDE OF THE SIGN

## Pickwick Place



MONUMENT SIGN LOCATED ON THE SOUTH EAST OF THE LOT BY THE ROOSEVELT ROAD ENTRANCE,  
WEST FACING SIDE OF THE SIGN



**APPLICATION FOR APPROVAL OF  
PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN**

CLEAR PAGE

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider this Application for approval of a Preliminary Planned Unit Development Plan (PUD), as described below.

Date Filed: \_\_\_\_\_ Application No. \_\_\_\_\_

Type of PUD: COMMERCIAL PUD  
(Residential, Commercial, Other)

Name of Applicant: JD REAL ESTATE INC.

Address of Applicant: 4393 S. PULASKI RD.

Business Phone: 773-843-1900 (Mobile): 708-655-2829

Email: Petro@petesfresh.com (Fax): 773-843-9090  
Stephanie@petesfresh.com

Property Interest of Applicant: DEVELOPMENT RETAIL SUPERMARKET.  
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): PHILLIPS EDISON + COMPANY

Address: 880 Roosevelt Road

Legal Description of Property:

(PLAT OF SURVEY)

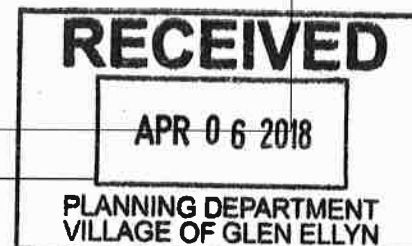
Zoning Classification: C-6 Property Size/Area: 125,638

Present Use: VACANT BUILDING

Requested Use/Construction:

RETAIL SUPERMARKET

Estimated Date to Start Construction: 5-1-2018



CLEAR PAGE

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

**Narrative Statement** evaluating the economic effects of 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, 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:

**Pete's Market going into the old unused Dominick will boost the economical effects of the adjoining spaces and properties, by bringing more people into an area that has died down considerably since Dominick's departure. The proposed space is an existing grocery store and it will remain a grocery store. The use and activities will be the same as before and will have the same impact on the neighborhoods as the prior approved use.**

**The existing structure will be modified with the following proposed additions: Rear Mechanical Addition (1,792 sf), Front Additions under Existing Canopy (2,219 sf), and Front Outdoor Patio Addition (570 sf). The total additional square footage is 4,581 sf.**

**Describe How the PUD:**

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:

**The PUD change request is to add a small amount of additional square footage to the building. These changes have a very minor affect to the comprehensive Plan and / or this Zoning code and do not affect the general objectives.**

CLEAR PAGE

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

**The construction, operation and maintenance of the building are not changing from the current approved use. The Design while changing will be harmonious with the existing facility.**

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

**The proposed space is an existing grocery store and it will remain a grocery store. The use and activities will be the same as before and will have the same impact on the neighborhoods.**

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:

**Since the existing use is not changing, we do not see a change or an impact in the essential public facilities and services required.**

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:

**Since the use of the space is not changing, as well as the updating happening to the facilities by the tenant and building owner we see no excessive additional requirements at the public cost.**



CLEAR PAGE

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:

**The proposed space is an existing grocery store and it will remain a grocery store. Since the activities in the space will be the same as before we see no change in the procedures of the facility or concerns for those listed above**

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

**The vehicular approach shall be the same as before and it is our understanding that an additional light will be added to help relieve any existing traffic issues.**

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

**The proposed work does not increase the impervious area at the site and will not increase the potential for flood damage.**

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

**The proposed work does not result in the destruction, loss or damage of natural, scenic or historical features to the community.**

CLEAR PAGE

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.

|                             |                             |                             |
|-----------------------------|-----------------------------|-----------------------------|
| <u>4/2/18</u>               | <u>PETRO DIMONAKIS</u>      | <u>P. DIMONAKIS</u>         |
| Date                        | Print Name                  | Signature of Applicant      |
| <u>                    </u> | <u>                    </u> | <u>                    </u> |
| Date                        | Print Name                  | Signature of Applicant      |
| <u>                    </u> | <u>                    </u> | <u>                    </u> |
| Date                        | Print Name                  | Signature of Applicant      |

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

Attachment: Planned Unit Development Application (3325 : 840-944 Roosevelt Rd PUD & SV)

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

**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 Planning and Development Department.

**You may attach separate sheets 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**

CLEAR PAGE

Name: **JD Real Estate, Inc.**

Address: **4333 South Pulaski Road**

Phone No.: **773-843-1400** Fax No.: **773-843-9090**

E-mail: **petro@petesfresh.com**

Ownership Interest in the Property in Question: **Tenant**

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

**Phillips Edison & Company**  
**11501 Northlake Drive**  
**Cincinnati, OH 45249**

**II. PROPERTY INFORMATION**

Common address: **880 Roosevelt Road**

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

Present use: **Former Grocery Store**

Attachment: Sign Variation Application - Wall Signage (3325 : 840-944 Roosevelt Rd PUD & SV)

### III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

[CLEAR PAGE](#)

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

**Section 4-5-10(B) to allow 2 signs in lieu of the maximum 1 sign permitted.  
Section 4-5-10(B) to allow 1 sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted.**

### 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):

**The primary purpose of signage is to help people find what they need without difficulty or confusion. Since Pete's Market not only offers the function of a grocery store, but also the Lotus Cafe as an extension of their hot foods section, secondary signage will help locate this area without difficulty. Two signs will clearly indicate the different entrances as they relate to the two functions.**

CLEAR PAGE

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 Pete's Market storefront spans 350' of the parking lot, and the main entrance is far from the main drive aisle to the parking areas. The second Lotus Cafe sign would allow signage to be clearly visible upon entering the parking lot.**

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 additional sign and increased size will not have a negative impact, as it will draw in the community to shop at a high-end grocery store that also has the additional benefit of a connected cafe.**

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 proposed variation does not change the architectural style of the building and also matches the scale of the respective materials that each sign is attached to.**

CLEAR PAGE

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

**The proposed variation provides more visibility and clarity as to what the business provides, which makes it easier to see and therefore safer for passing traffic.**

- 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:

**The increased signage is not exclusively for the intent to make more money because it provides awareness to the community of a business (Pete's Market) who's belief is to provide the best quality products for the best value.**

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:

**The layout of the entrances and parking lot was existing.**



CLEAR PAGE

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

**The Lotus Cafe sign minimally shows only the logo of the establishment. No other lettering or embellishment has been included on the signage.**

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:

**Restriction of a secondary sign limits the function of the connected Lotus Cafe, as there would be minimal awareness of its presence.**

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

CLEAR PAGE

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.

5/11/18  
Date

**Petro Drimonas**  
Print Name

P. Drimonas  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Applicant

Attachment: Sign Variation Application - Wall Signage (3325 : 840-944 Roosevelt Rd PUD &amp; SV)

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

**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 Planning and Development Department.

**You may attach separate sheets 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**

CLEAR PAGE

Name: Tim Goyette

Address: 11501 North Lake Drive, Cincinnati, OH 45249

Phone No.: 513-338-2802 Fax No.: \_\_\_\_\_

E-mail: tgoyette@phillipsedison.com

Ownership Interest in the Property in Question: N/A

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

Baker Hill Station LLC  
 11501 North Lake Drive,  
 Cincinnati, OH 45249

**II. PROPERTY INFORMATION**

Common address: 880 Roosevelt Rd., Glen Ellyn, IL 60137

Permanent tax index number: 27-1449019 Zoning classification: C6: Commerical/Mult

Present use: C6: Commercial/Multi

### III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

[CLEAR PAGE](#)

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

A variation from Section 4-5-10(C)3 to allow a free-standing multi-tenant sign to have a sign surface area of 300 square feet in lieu of the maximum 100 square feet permitted.

A variation from Section 4-5-10(C)3 to allow a free-standing multi-tenant sign to have a height of 25 feet in lieu of the maximum 15 feet permitted.

A variation from Section 4-5-15 to allow a message board to have an area of 96 square feet in lieu of maximum 18 square feet permitted.

### 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):

The requested variance applies to the primary purpose of the sign code by making it easier for pedestrians and passerbys to determine the business offerings. Additionally, the signage allows for a central focal point and aesthetically pleasing sign that ties the new and existing finishes of the center together.

CLEAR PAGE

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:**

Due to an elevation change that occurs just to the east of the subject property, a retaining wall has been installed that prevents a line of sight into the center from Roosevelt Road. The variance request for a taller monument sign would remedy the lack of visibility by allowing signage that can be seen traveling westbound on Roosevelt Road.

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 proposed variance is in support of a larger project to bring a new high-end grocer into the Glen Ellyn area. The proposed monument sign will not negatively affect any of the surrounding property values, and will allow for increased visibility of a number of local business establishments.

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 proposed design incorporates many of the architectural elements featured in the existing center, ensuring that the character of the surrounding area remains intact.

CLEAR PAGE

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

The variance for the proposed monument, if granted, would create a more visible sign that allows for passing traffic to view the goods and services that the center offers, which aides to traffic safety.

- 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:**

The existing monument sign is located at a lower elevation and the smaller sign, in reference to the center, makes it more difficult to see the visibility of the goods and services that the center offers. The proposed monument is intended to provide a safer solution to identifying businesses located in the center, and does not directly stem from a desire to make money out of the property.

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:**

The retaining wall that was constructed due to the natural topographic change has negatively impact the visibility of the center and is not in the interest of the applicant.



CLEAR PAGE

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

The proposed variance provides the minimum monument size to allow for clear and concise visibility for the public's use.

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 existing monument does not allow for showcasing the existing tenants and is a challenge from a leasing standpoint as there is no available tenant signage placards.

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

Please consider this variance to allow for greater tenant exposure, better patron visibility, and to tie together the finishes of the new anchor and the existing center's architectural features.

CLEAR PAGE

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.

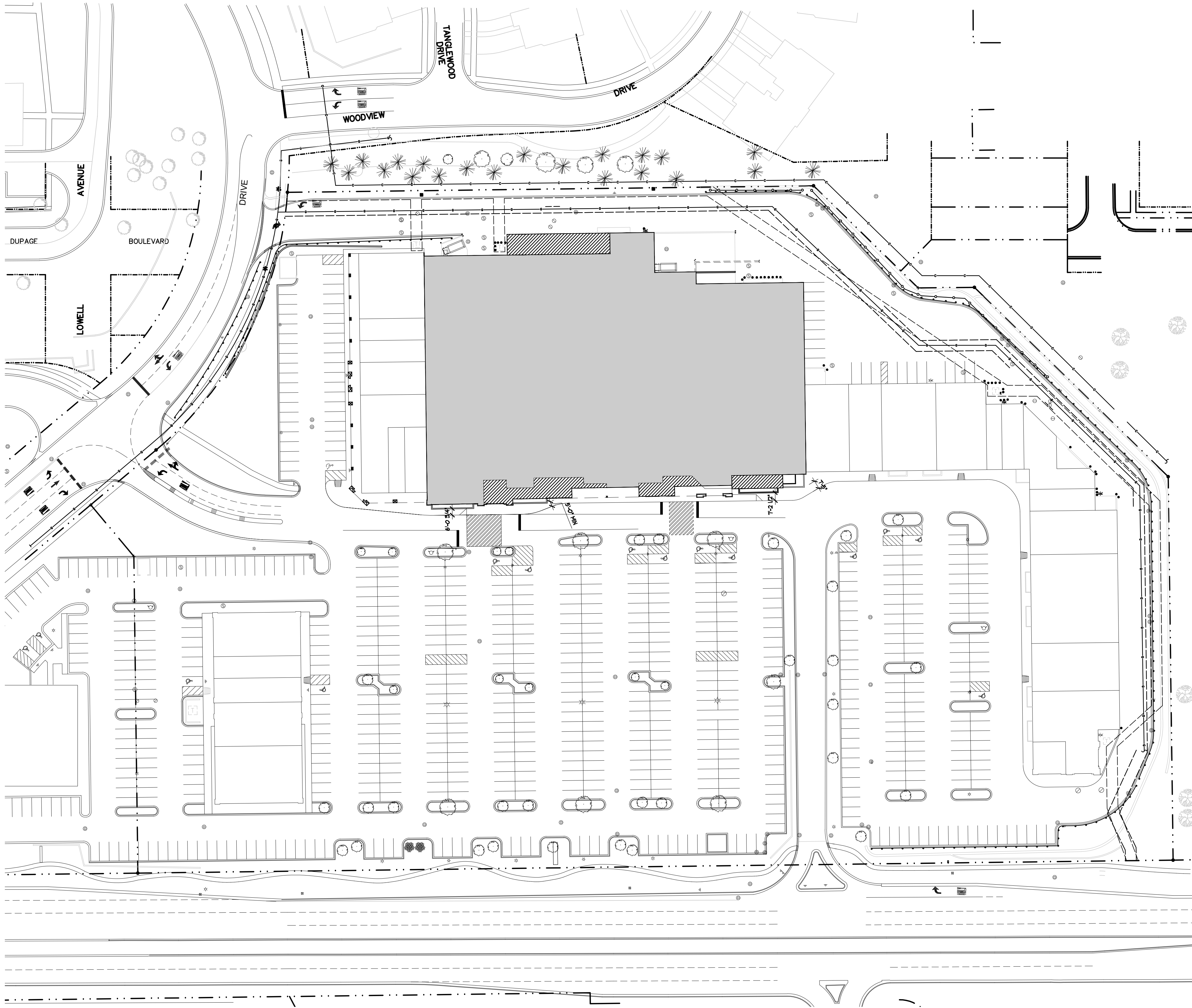
I (We) certify that I (we) have carefully reviewed the Glen Ellyn Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

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.

|                   |                                           |                                                                                            |
|-------------------|-------------------------------------------|--------------------------------------------------------------------------------------------|
| <u>4/18/18</u>    | <u>TIM GOYETTE</u>                        | <u></u> |
| Date              | Print Name                                | Signature of Applicant                                                                     |
| <u>          </u> | <u>                                  </u> | <u>                                  </u>                                                  |
| Date              | Print Name                                | Signature of Applicant                                                                     |
| <u>          </u> | <u>                                  </u> | <u>                                  </u>                                                  |
| Date              | Print Name                                | Signature of Applicant                                                                     |

Attachment: Sign Variation Application - Freestanding Signage (3325 : 840-944 Roosevelt Rd PUD &amp; SV)

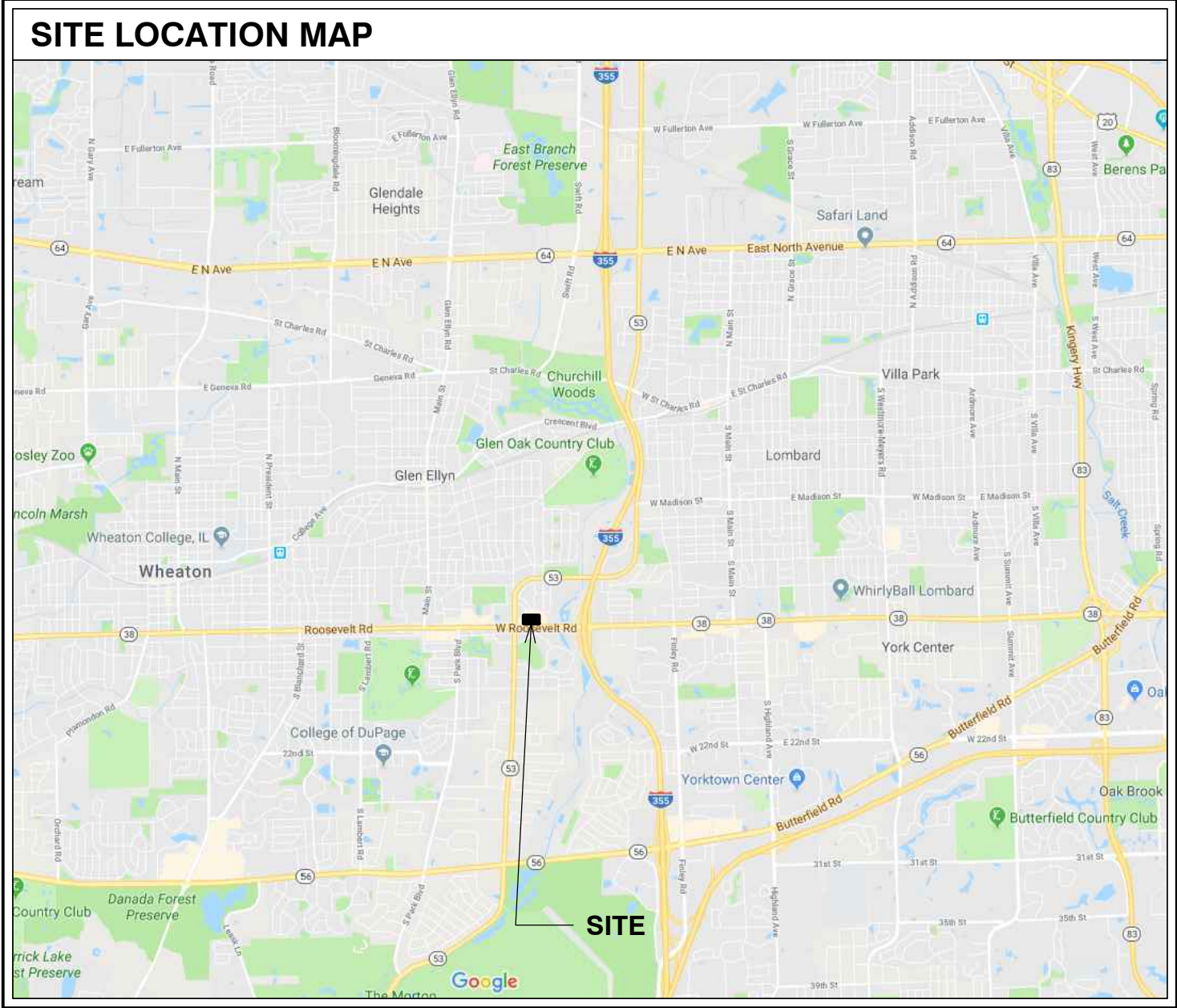




5 SITE LOCATION  
SCALE: N.T.S.



2 LOTUS CAFE ENTRANCE EXISTING CONDITIONS  
SCALE: N.T.S.



| GENERAL INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| SCOPE OF WORK:<br>SCOPE OF WORK INCLUDES THE BUILD OUT OF A FORMER GROCERY STORE SPACE INTO A GROCERY STORE. THE REMOVAL AND REPLACEMENT OF PORTIONS OF THE EXISTING FRONT FACADE AT THE MAIN ENTRANCE TOWERS AND UNDER THE EXISTING CANOPY. AT THE REAR OF THE BUILDING THE EXISTING WALLED ENCLOSURE IS BE RAISED AND ROOFED FOR NEW UTILITY WALLS. APPROXIMATELY 16,053 SF IN MEZZANINE.                                                                                                                                                       |                                                         |
| ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF GOVERNING BODIES HAVING JURISDICTION INCLUDING WHEATON APPLICABLE CODES. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO:<br>THE VILLAGE OF GLEN ELLYN, IL                                                                                                                                                                                                      |                                                         |
| APPLICABLE CODES:<br>ICC 2009 INTERNATIONAL BUILDING CODE<br>ICC 2009 INTERNATIONAL FIRE CODE<br>ICC 2009 INTERNATIONAL MECHANICAL CODE 2012<br>ICC 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE<br>ICC 2009 INTERNATIONAL FUEL GAS CODE<br>NEC 2011 NATIONAL ELECTRIC CODE<br>DUPAGE COUNTY COUNTYWIDE STORMWATER FLOODPLAIN ORDINANCE, 2015<br>ILLINOIS STATE PLUMBING CODE 2014<br>ILLINOIS NFPA-101 LIFE SAFETY CODE, 2009<br>ICC ENERGY CONSERVATION CODE 2015<br>ILLINOIS ACCESSIBILITY CODE 1987<br>GLEN ELLYN VILLAGE CODE AND ORDINANCES |                                                         |
| SITE INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                         |
| ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | C-6 COMMERCIAL / MULTI-USE PLANNED DEVELOPMENT DISTRICT |
| PERMITTED USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | MULTI-USE PLANNED DEVELOPMENT DISTRICT                  |
| PARKING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 321 SPACES (INCLUDING 6 HANDICAP)                       |
| AREA OF EXISTING SPACE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 10,841 SF                                               |
| AREA OF ADDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4,581 SF                                                |
| TOTAL AREA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 15,422 SF                                               |



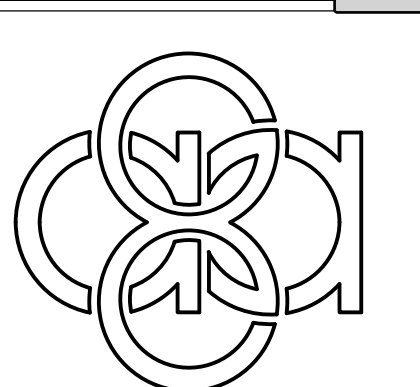
4 MAIN ENTRANCE EXISTING CONDITIONS  
SCALE: N.T.S.



3 MAIN ENTRANCE RENDERING  
SCALE: N.T.S.



1 LOTUS CAFE ENTRANCE RENDERING  
SCALE: N.T.S.



**gea**  
architects ltd.

114 ENTERPRISE DRIVE  
SUITE 100  
OAK BROOK, ILLINOIS 60521  
TEL: 630.472.1000 FAX: 630.472.1002  
INFO@GEA-ARCHITECTS.COM  
PROFESSIONAL DESIGN FIRM LICENSE  
NUMBER: 184-005243

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| DATE       | DRAWING ISSUE      |
|------------|--------------------|
| 11/03/2017 | OWNER REVIEW SK-4  |
| 11/03/2017 | OWNER REVIEW SK-5  |
| 11/20/2017 | OWNER REVIEW SK-6  |
| 11/20/2017 | OWNER REVIEW SK-7  |
| 12/14/2017 | OWNER REVIEW SK-8  |
| 12/15/2017 | OWNER REVIEW SK-9  |
| 12/15/2017 | OWNER REVIEW SK-10 |
| 12/20/2017 | OWNER REVIEW SK-11 |
| 12/27/2017 | OWNER REVIEW SK-12 |
| 01/02/2018 | OWNER REVIEW SK-13 |
| 01/16/2018 | OWNER REVIEW SK-14 |
| 02/10/2018 | OWNER REVIEW SK-15 |
| 02/12/2018 | LANDLORD REVIEW    |
| 02/11/2018 | OWNER REVIEW SK-16 |
| 02/15/2018 | OWNER REVIEW SK-17 |
| 03/01/2018 | OWNER REVIEW SK-18 |
| 03/24/2018 | OWNER REVIEW SK-19 |
| 04/01/2018 | OWNER REVIEW SK-20 |

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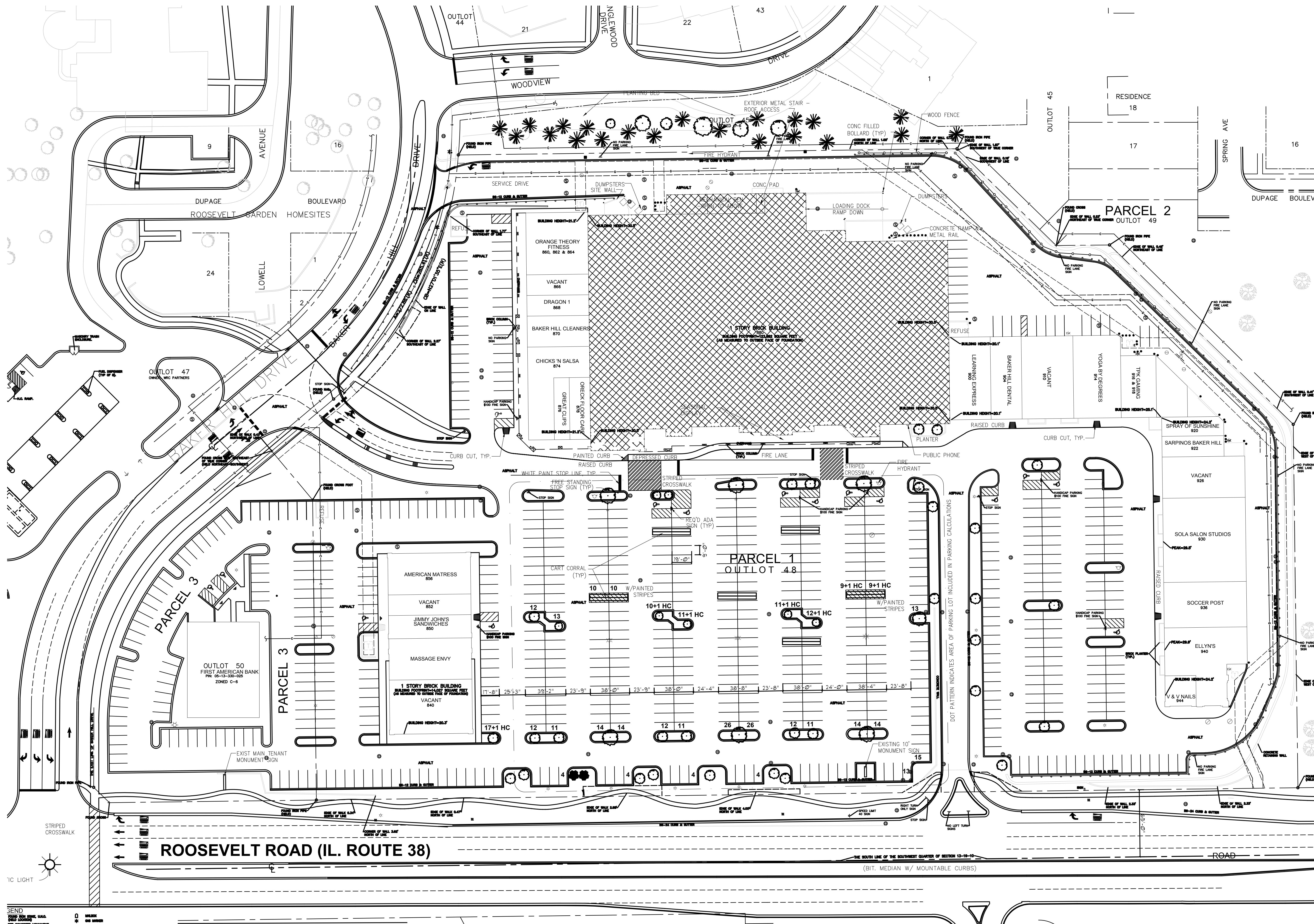
LICENSE EXPIRES: NOVEMBER 30, 2018

ALTERATIONS TO:  
**PETE'S MARKET**  
BAKER HILL CENTER  
880 ROOSEVELT ROAD  
GLEN ELLYN, IL 60137

|               |            |
|---------------|------------|
| DATE STARTED: | DRAWN BY:  |
| 06/2017       | RSE        |
| JOB NO:       | PLOT DATE: |
| 17616         | 05/05/18   |

SHEET NO:  
**PUD-1**





1 EXISTING CONDITIONS PLAN  
SCALE: 1"=40'-0"

gea  
architects, ltd.  
114 ENTERPRISE DRIVE  
SUITE 100  
OAK BROOK, ILLINOIS 60151  
PH: 630-472-0000 F: 630-472-0022  
INFO@GEA-ARCHITECTS.COM  
PROFESSIONAL DESIGN FIRM LICENSE  
NUMBER: 04-005245

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TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR  
APPROVAL OR CONFORMITY TO ARCHITECTURAL  
DESIGN INTENT PRIOR TO INSTALLATION.

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|------------|--------------------|
| 11/09/2017 | OWNER REVIEW SK-4  |
| 11/10/2017 | OWNER REVIEW SK-5  |
| 11/20/2017 | OWNER REVIEW SK-6  |
| 11/21/2017 | OWNER REVIEW SK-7  |
| 12/14/2017 | OWNER REVIEW SK-8  |
| 12/15/2017 | OWNER REVIEW SK-4  |
| 12/18/2017 | OWNER REVIEW SK-10 |
| 12/20/2017 | OWNER REVIEW SK-11 |
| 12/21/2017 | OWNER REVIEW SK-12 |
| 01/02/2018 | OWNER REVIEW SK-13 |
| 01/16/2018 | OWNER REVIEW SK-14 |
| 02/01/2018 | OWNER REVIEW SK-15 |
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| 02/11/2018 | OWNER REVIEW SK-16 |
| 03/01/2018 | OWNER REVIEW SK-17 |
| 03/02/2018 | OWNER REVIEW SK-18 |
| 03/24/2018 | OWNER REVIEW SK-19 |
| 04/10/2018 | OWNER REVIEW SK-20 |

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THE BEST OF MY KNOWLEDGE, ARE IN  
COMPLIANCE WITH THE CODES AND  
ORDINANCES OF THE STATE OF ILLINOIS.  
LICENSE EXPIRES: NOVEMBER 30, 2018

ALTERATIONS TO:  
**PETE'S MARKET**  
BAKER HILL CENTER  
880 ROOSEVELT ROAD  
GLEN ELLYN, IL 60137

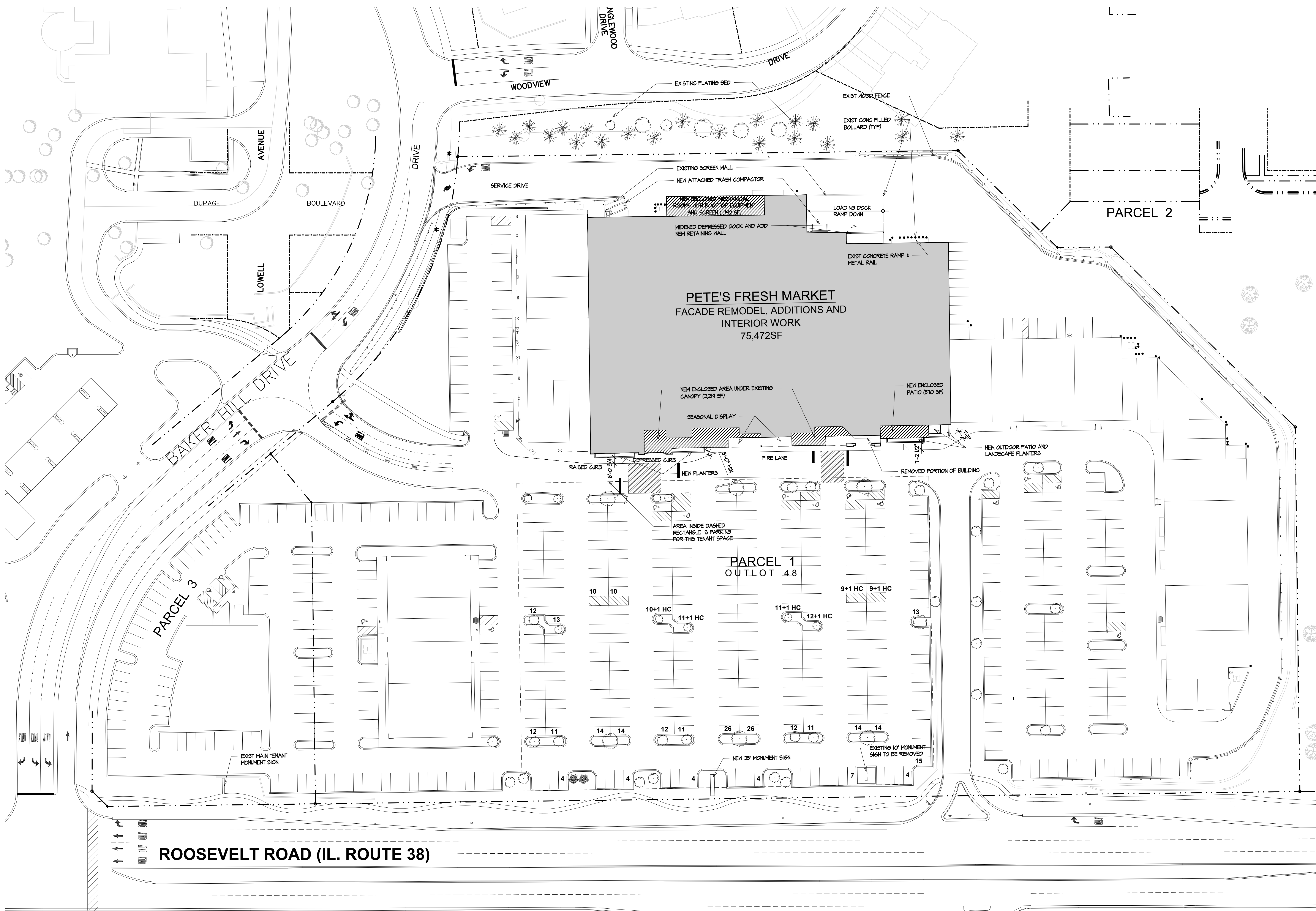
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|---------------|------------|
| DATE STARTED: | DRAWN BY:  |
| 08/2017       | RSB        |
| JOB NO:       | PLOT DATE: |
| 1816          | 05/03/18   |

SHEET NO.  
**PUD-2**  
EXIST CONDITIONS PLAN

Attachment: PUD Plans (332): 840-844 Roosevelt Rd PUD & V9

Packet Pg. 116





1 PROPOSED SITE PLAN  
SCALE: 1"=40'-0"  
NORTH

**PARKING CALCULATIONS**  
TOTAL FRONT OF STORE PARKING: 315 SPACES  
(INCLUDING 6 COMPLIANT ADA SPACES)  
TOTAL PARKING IN THE AREA WITHIN THE DOT PATTERN: 321 SPACES  
(NOT INCLUDING 4 STRIPED SPACES USED AS CART CORRALS)

**gea architects, llc**  
114 ENTERPRISE DRIVE  
SUITE 100  
OAK BROOK, ILLINOIS 60521  
PH: 630-472-0000 F: 630-472-0022  
INFO@GEA-ARCHITECTS.COM  
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NUMBER: 04-005245

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| 03/24/2018 | OWNER REVIEW SK-19 |
| 04/10/2018 | OWNER REVIEW SK-20 |

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LICENSE EXPIRES: NOVEMBER 30, 2018

**ALTERATIONS TO:**  
**PETE'S MARKET**  
BAKER HILL CENTER  
880 ROOSEVELT ROAD  
GLEN ELLYN, IL 60137

|                       |                     |
|-----------------------|---------------------|
| DATE STARTED: 08/2017 | DRAWN BY: RSB       |
| JOB NO: 1816          | PLOT DATE: 05/03/18 |

SHEET NO.  
**PUD-3**  
PROPOSED SITE PLAN



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TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR  
APPROVAL ON CONFORMITY TO ARCHITECTURAL  
DESIGN INTENT PRIOR TO INSTALLATION.

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|------------|--------------------|
| 11/03/2017 | OWNER REVIEW SK-4  |
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| 11/20/2017 | OWNER REVIEW SK-6  |
| 12/14/2017 | OWNER REVIEW SK-7  |
| 12/14/2017 | OWNER REVIEW SK-8  |
| 12/15/2017 | OWNER REVIEW SK-9  |
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| 01/16/2018 | OWNER REVIEW SK-14 |
| 02/01/2018 | OWNER REVIEW SK-15 |
| 02/12/2018 | LANDLORD REVIEW    |
| 02/11/2018 | OWNER REVIEW SK-16 |
| 02/15/2018 | OWNER REVIEW SK-17 |
| 03/01/2018 | OWNER REVIEW SK-18 |
| 03/29/2018 | OWNER REVIEW SK-19 |
| 04/10/2018 | OWNER REVIEW SK-20 |

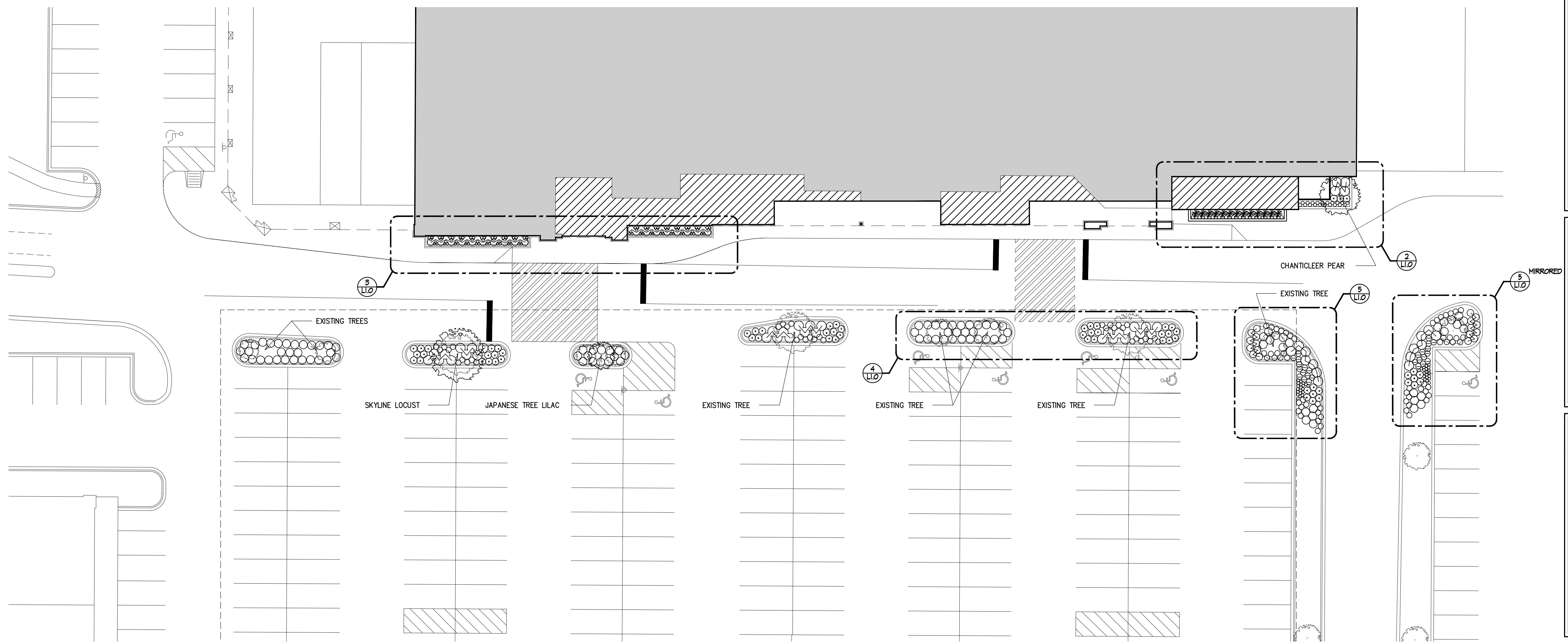
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LICENSE EXPIRES: NOVEMBER 30, 2018

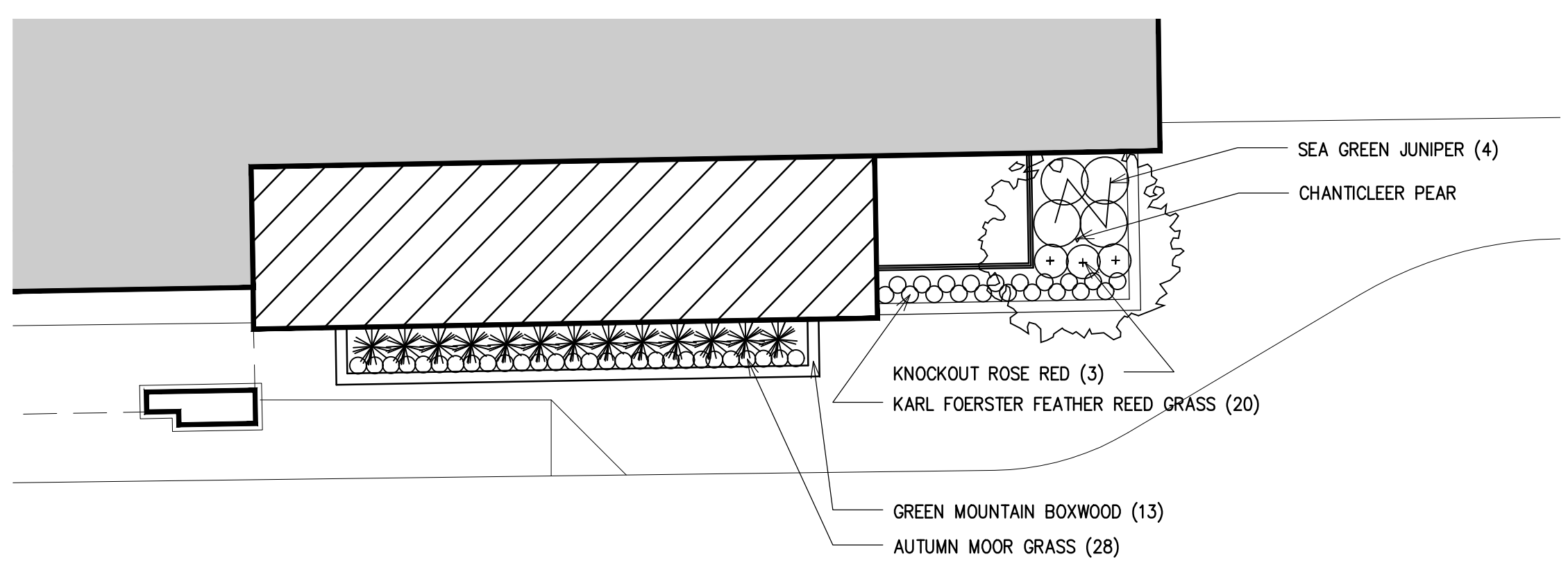
ALTERATIONS TO:  
**PETE'S MARKET**  
BAKER HILL CENTER  
880 ROOSEVELT ROAD  
GLEN ELLYN, IL 60137

|               |            |
|---------------|------------|
| DATE STARTED: | DRAWN BY:  |
| 06/2017       | RSE        |
| JOB NO:       | PLOT DATE: |
| 17616         | 05/05/18   |

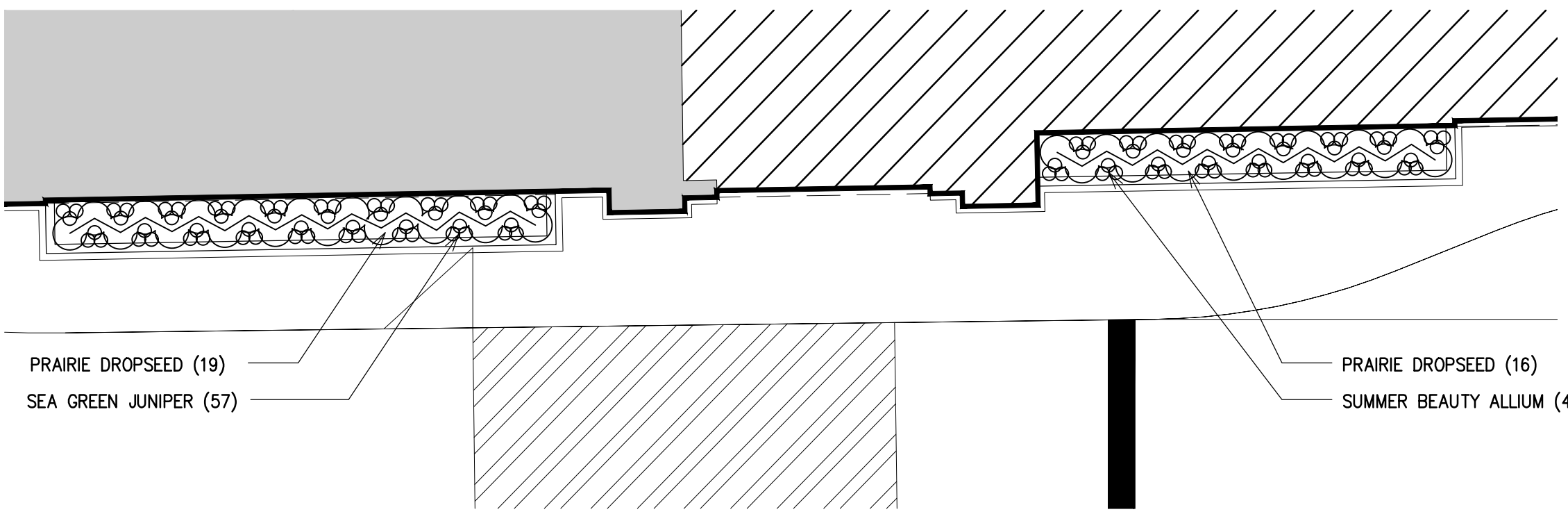
SHEET NO.  
**PUD-4**  
LANDSCAPE PLAN  
Packet Pg. 118



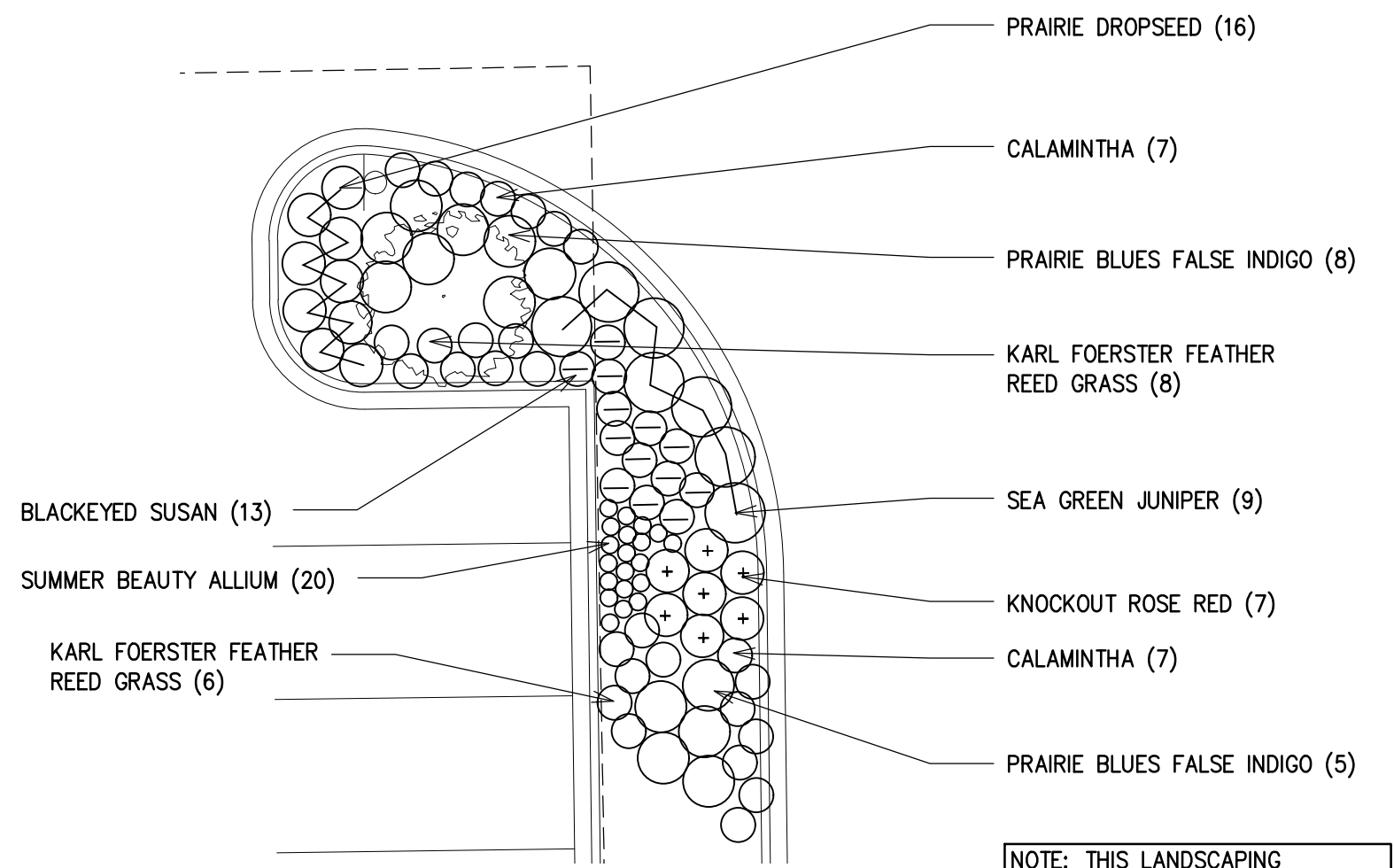
1 LANDSCAPE PLAN  
SCALE: 1"=20'-0"  
NORTH



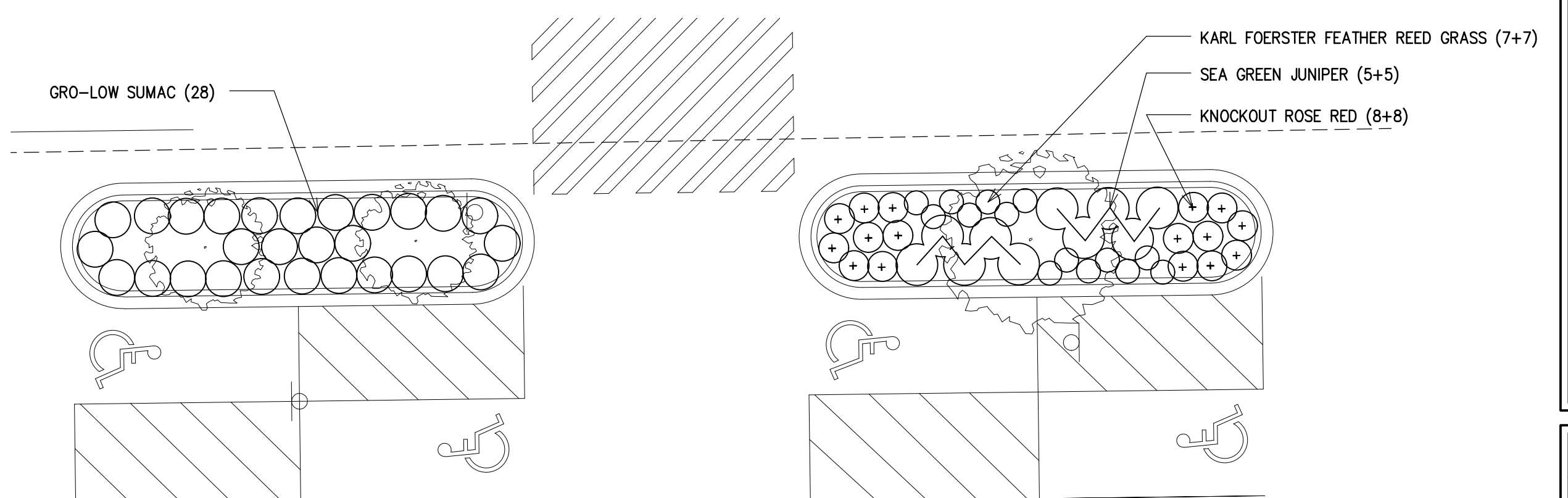
2 RAISED PLANTER EAST  
SCALE: 1"=5'-0"  
NORTH



3 RAISED PLANTER WEST  
SCALE: 1"=5'-0"  
NORTH



5 ENTRANCE PLANTINGS  
SCALE: 1"=5'-0"  
NORTH



4 PARKING ISLAND PLANTINGS  
SCALE: 1"=5'-0"  
NORTH

| PLANT LIST                                                                  |             |
|-----------------------------------------------------------------------------|-------------|
| SPECIES/ QTY/ SIZE                                                          |             |
| CHANTICLEER PEAR<br><i>Pyrus calleryana</i> 'Cleveland Select'              | (1) 2.5"    |
| SKYLINE LOCUST<br><i>Gleditsia tricanthos</i> var. <i>inermis</i> 'Skyline' | (1) 2.5"    |
| JAPANESE TREE LILAC<br><i>Syringa reticulata</i>                            | (1) 7"      |
| SEA GREEN JUNIPER<br><i>Juniperus chinensis</i> 'Sea Green'                 | (32) 30"    |
| GREEN MOUNTAIN BOXWOOD<br><i>Buxus</i> x 'Green Mountain'                   | (13) 2.5"   |
| KNOCKOUT ROSE<br><i>Rosa</i> 'Radrazz'                                      | (33) 3 GAL  |
| GRO-LOW SUMAC<br><i>Rhus aromatica</i> 'Gro-low'                            | (28) 5 GAL  |
| PRAIRIE DROPSEED<br><i>Sporobolus heterodepsis</i>                          | (67) 1 GAL  |
| AUTUMN MOOR GRASS<br><i>Setaria autumnalis</i>                              | (28) 1 GAL  |
| FEATHER REED GRASS<br><i>Calamagrostis acutiflora</i> 'Karl Foerster'       | (62) 1 GAL  |
| SUMMER BEAUTY ALLIUM<br><i>Allium tanguticum</i> 'Summer Beauty'            | (145) 1 GAL |
| PRAIRIE BLUES FALSE INDIGO<br><i>Baptisia</i> x <i>bicolor</i> 'Starlite'   | (26) 2 GAL  |
| BLACKKEYED SUSAN<br><i>Rudbeckia fulgida</i> 'Goldsturm'                    | (26) 1 GAL  |
| CALAMINTHA<br><i>Calamintha nepeta</i> subsp. <i>nepeta</i>                 | (28) 1 GAL  |

NOTE: THIS LANDSCAPING  
CONFIGURATION IS MIRRORED ONTO  
THE EAST SIDE OF THE DRIVE



| Pete's Market Glen Ellyn - Material / Color Palette |                   |                            |                                |                             |                             |                                                                  |
|-----------------------------------------------------|-------------------|----------------------------|--------------------------------|-----------------------------|-----------------------------|------------------------------------------------------------------|
| Tag                                                 | Name              | Color / Finish             |                                | Manufacturer                | Contact                     |                                                                  |
| Stone                                               |                   |                            |                                |                             |                             |                                                                  |
| ST-1                                                | Indiana Limestone | Standard Buff              | Ground Face                    |                             |                             |                                                                  |
| Paint                                               |                   |                            |                                |                             |                             |                                                                  |
| PT-1                                                | Paint             | Neutral Ground, SW 7568    | SemiGloss                      | Sherwin Williams            |                             |                                                                  |
| PT-2                                                | Paint             | Dark Clove, SW 9183        | SemiGloss                      | Sherwin Williams            |                             |                                                                  |
| PT-3                                                | Paint             | Tavern Taupe, SW 7508      | SemiGloss                      | Sherwin Williams            |                             |                                                                  |
| Glass                                               |                   |                            |                                |                             |                             |                                                                  |
| GL-1                                                | Glazing           | Evergreen-12.5M -Mill-1/4" | SB60 #3, thermal-panel         | Oldcastle                   | Euro Architectural Products | Leo Vangieli                                                     |
| GL-2                                                | Glazing           | Evergreen-12.5M -Mill-1/4" | SB60 #3 spandrel,thermal-panel | Oldcastle                   | Euro Architectural Products | 847-439-4700                                                     |
| MF-1                                                | Mullion           | Clear Anodized             | Thermally Broken               | Euro Architectural Products | Euro Architectural Products | <a href="mailto:leo@euroarchglass.com">leo@euroarchglass.com</a> |
| Metal Panels                                        |                   |                            |                                |                             |                             |                                                                  |
| CP-1                                                | Composite Panel   | Driftwood Mica             | Colorweld 500                  | Reynobond                   | All American                | Michael Underwood                                                |
| PP-1                                                | Plank Panel       | TMBR Q8T ZBRWD             | 4mm4Q8T8                       | Alpolic                     | All American                | 847-438-4131                                                     |
| MC-1                                                | Metal Coping      | Aged Bronze                | 24ga Steel                     | Pac-Clad                    | All American                | <a href="mailto:munderwood@aaxexs.com">munderwood@aaxexs.com</a> |
| MR-1                                                | Metal Roofing     | Aged Bronze                | 24ga Steel                     | Pac-Clad                    | All American                |                                                                  |

gea architects, llc

T14 ENTERPRISE DRIVE  
SUITE 100  
OAK BROOK - ILLINOIS - 60029  
PH: 630.472.1000 F: 630.472.1002  
INFO@GEA-ARCHITECTS.COM  
PROFESSIONAL DESIGN FIRM LICENSE  
NUMBER: 184-009245

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SIZED AND ENGINEERED SYSTEMS. CONTRACTOR  
TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR  
APPROVAL ON CONFORMITY TO ARCHITECTURAL  
DESIGN INTENT PRIOR TO INSTALLATION.

| DATE       | DRAWING ISSUE      |
|------------|--------------------|
| 11/03/2017 | OWNER REVIEW SK-4  |
| 11/03/2017 | OWNER REVIEW SK-5  |
| 11/03/2017 | OWNER REVIEW SK-6  |
| 11/03/2017 | OWNER REVIEW SK-7  |
| 12/14/2017 | OWNER REVIEW SK-8  |
| 12/15/2017 | OWNER REVIEW SK-4  |
| 12/15/2017 | OWNER REVIEW SK-10 |
| 12/20/2017 | OWNER REVIEW SK-11 |
| 12/21/2017 | OWNER REVIEW SK-12 |
| 01/02/2018 | OWNER REVIEW SK-13 |
| 01/16/2018 | OWNER REVIEW SK-14 |
| 02/01/2018 | OWNER REVIEW SK-15 |
| 02/02/2018 | LANDLORD REVIEW    |
| 02/11/2018 | OWNER REVIEW SK-16 |
| 02/15/2018 | OWNER REVIEW SK-17 |
| 03/01/2018 | OWNER REVIEW SK-18 |
| 03/24/2018 | OWNER REVIEW SK-19 |
| 04/10/2018 | OWNER REVIEW SK-20 |

1 SOUTH ELEVATION (FRONT ELEVATION)  
SCALE: 3/32"=1'-0"

2 SOUTH ELEVATION (FRONT ELEVATION)  
SCALE: 3/32"=1'-0"

3 PARTIAL CANOPY EAST ELEVATION  
SCALE: 3/32"=1'-0"

4 PARTIAL CANOPY EAST ELEVATION  
SCALE: 3/32"=1'-0"

5 PARTIAL CANOPY EAST ELEVATION  
SCALE: 3/32"=1'-0"

6 PARTIAL CANOPY EAST ELEVATION  
SCALE: 3/32"=1'-0"

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COMPLIANCE WITH THE CODES AND  
ORDINANCES OF THE STATE OF ILLINOIS.

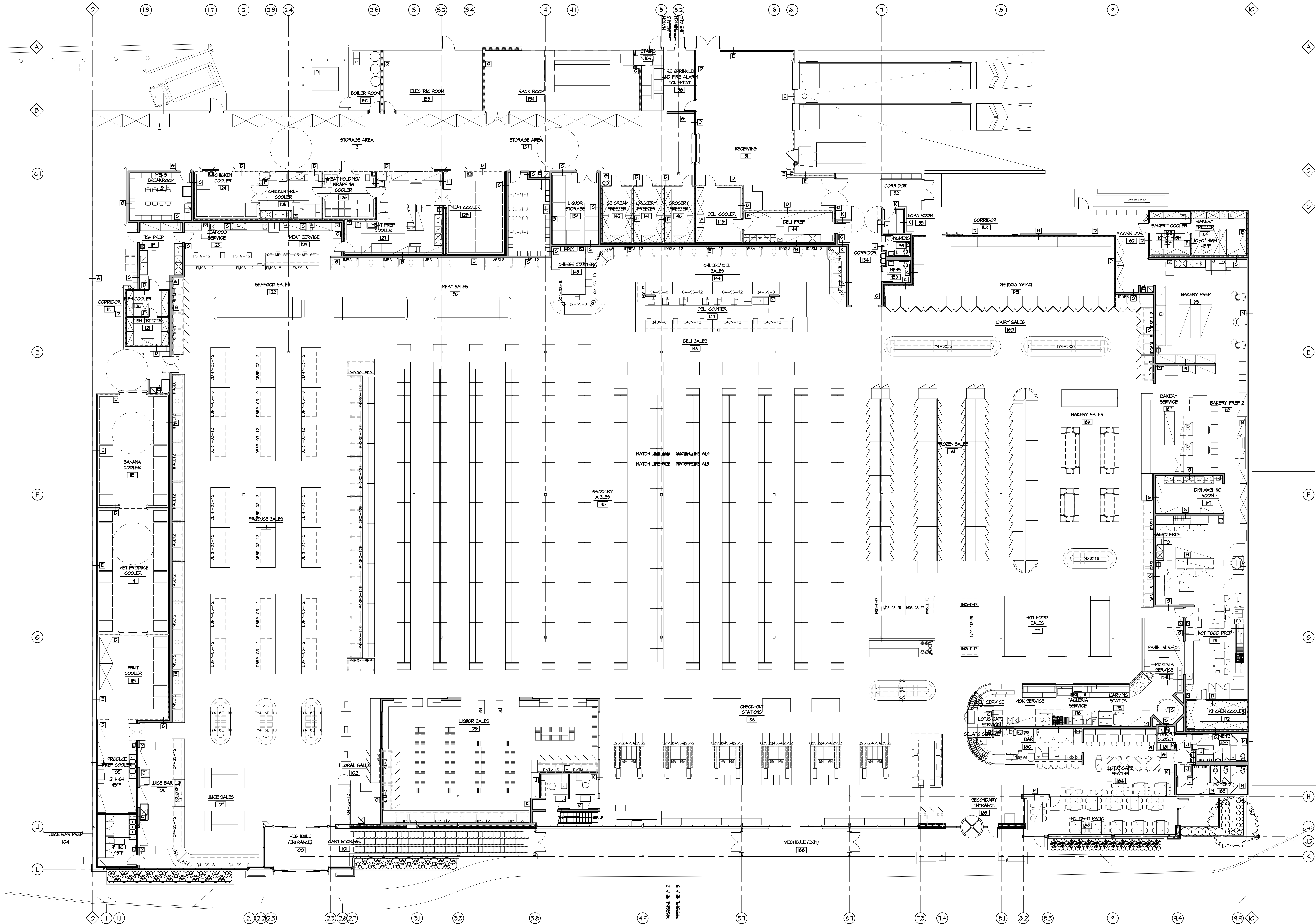
LICENSE EXPIRES: NOVEMBER 30, 2018

ALTERATIONS TO:  
**PETE'S MARKET**  
BAKER HILL CENTER  
880 ROOSEVELT ROAD  
GLEN ELLYN, IL 60137

|              |           |
|--------------|-----------|
| DATE STARTED | DRAWN BY  |
| 08/2017      | RSB       |
| JOB NO.      | PLOT DATE |
| 17816        | 05/03/18  |

SHEET NO:  
**PUD-5**  
BUILDING ELEVATION  
Packet Pg. 119





1 FIRST FLOOR PLAN  
SCALE: 3/32"=1'-0"



gea  
architects, ltd.  
114 ENTERPRISE DRIVE  
SUITE 100  
OAK BROOK, ILLINOIS 60057  
TEL: 630-472-0000 FAX: 630-472-0002  
INFO@GEA-ARCHITECTS.COM  
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| DATE       | DRAWING ISSUE      |
|------------|--------------------|
| 11/03/2017 | OWNER REVIEW SK-4  |
| 11/03/2017 | OWNER REVIEW SK-5  |
| 11/20/2017 | OWNER REVIEW SK-6  |
| 12/14/2017 | OWNER REVIEW SK-7  |
| 12/14/2017 | OWNER REVIEW SK-8  |
| 12/15/2017 | OWNER REVIEW SK-9  |
| 12/18/2017 | OWNER REVIEW SK-10 |
| 12/20/2017 | OWNER REVIEW SK-11 |
| 12/21/2017 | OWNER REVIEW SK-12 |
| 01/02/2018 | OWNER REVIEW SK-13 |
| 01/02/2018 | OWNER REVIEW SK-14 |
| 02/01/2018 | OWNER REVIEW SK-15 |
| 02/12/2018 | LANDLORD REVIEW    |
| 02/11/2018 | OWNER REVIEW SK-16 |
| 02/15/2018 | OWNER REVIEW SK-17 |
| 03/01/2018 | OWNER REVIEW SK-18 |
| 05/24/2018 | OWNER REVIEW SK-19 |
| 04/10/2018 | OWNER REVIEW SK-20 |

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UNDER MY DIRECT SUPERVISION AND TO  
THE BEST OF MY KNOWLEDGE ARE IN  
COMPLIANCE WITH THE CODES AND  
ORDINANCES OF THE STATE OF ILLINOIS.  
LICENSE EXPIRES: NOVEMBER 30, 2018

ALTERATIONS TO:  
**PETE'S MARKET**  
BAKER HILL CENTER  
880 ROOSEVELT ROAD  
GLEN ELLYN, IL 60137

|               |            |
|---------------|------------|
| DATE STARTED: | DRAWN BY:  |
| 06/2017       | RSE        |
| JOB NO:       | PLOT DATE: |
| 17616         | 05/05/18   |

SHEET NO:  
**PUD-6**  
FLOOR PLAN

Attachment: PUD Plans (3325, 840-844 Roosevelt Rd PUD & SV)  
Packet Pg. 120



T/ GABLE ROOF  
ELEV. 4'-48'-0"

T/ EAST PARAPET  
ELEV. 4'-28'-0"

T/ EAST LOWER PARAPET  
ELEV. 4'-0"

B/ EAST CANOPY  
ELEV. 4'-0"

T/ MASONRY AT HINDON SILL  
ELEV. 4'-0"

T/ EXISTING FINISH FLOOR  
ELEV. 4'-0"

1 SOUTH ELEVATION (FRONT ELEVATION)  
SCALE: 3/32"=1'-0"

## PETE'S MARKET

BAKER HILL CENTER  
880 ROOSEVELT ROAD  
GLEN ELLYN, IL 60137

INDIVIDUAL DIMENSIONAL LED ILLUMINATED LETTERS  
MOUNTED DIRECTLY TO WALL. DASHED WHITE LINE 300 S.F.  
BOUNDARY.  
10'-0" X 30'-0" = 300 S.F. GROSS

E.D.

30'-0"

E.D.

10'-0"

Petes

COFFEE CUP LOGO 89 S.F.  
INTERIOR ILLUMINATED  
MEDALLION, LED

### Pete's Market Glen Ellyn - Material / Color Palette

| Tag          | Name               | Color / Finish             |                                | Manufacturer                | Contact                     |                                                                  |
|--------------|--------------------|----------------------------|--------------------------------|-----------------------------|-----------------------------|------------------------------------------------------------------|
| Stone        |                    |                            |                                |                             |                             |                                                                  |
| ST-1         | Indinana LimeStone | Standard Buff              | Ground Face                    |                             |                             |                                                                  |
| Paint        |                    |                            |                                |                             |                             |                                                                  |
| PT-1         | Paint              | Neutral Ground, SW 7568    | SemiGloss                      | Sherwin Williams            |                             |                                                                  |
| PT-2         | Paint              | Dark Clove, SW 9183        | SemiGloss                      | Sherwin Williams            |                             |                                                                  |
| PT-3         | Paint              | Tavern Taupe, SW 7508      | SemiGloss                      | Sherwin Williams            |                             |                                                                  |
| Glass        |                    |                            |                                |                             |                             |                                                                  |
| GL-1         | Glazing            | Evergreen-12.5M -Mill-1/4" | S860 #3, thermal-panel         | Oldcastle                   | Euro Architectural Products | Leo Vangjeli                                                     |
| GL-2         | Glazing            | Evergreen-12.5M -Mill-1/4" | S860 #3 spandrel,thermal-panel | Oldcastle                   | Euro Architectural Products | 847-439-4700                                                     |
| MF-1         | Mullion            | Clear Anodized             | Thermally Broken               | Euro Architectural Products | Euro Architectural Products | <a href="mailto:leo@euroarchglass.com">leo@euroarchglass.com</a> |
| Metal Panels |                    |                            |                                |                             |                             |                                                                  |
| CP-1         | Composite Panel    | Driftwood Mica             | Colorweld 500                  | Reynobond                   | All American                | Michael Underwood                                                |
| PP-1         | Plank Panel        | TMBR QBT ZBRWD             | 4mm4QB8T                       | Alpolic                     | All American                | 847-438-4131                                                     |
| MC-1         | Metal Coping       | Aged Bronze                | 24ga Steel                     | Pac-Clad                    | All American                | <a href="mailto:munderwood@aaexs.com">munderwood@aaexs.com</a>   |
| MR-1         | Metal Roofing      | Aged Bronze                | 24ga Steel                     | Pac-Clad                    | All American                |                                                                  |

S-2



SHEET NUMBER

SIGN TYPE: WALL SIGNS / SOUTH ELEVATION / ILLUMINATED  
LOCATION: 880 ROOSEVELT ROAD GLEN ELLEN, IL.  
JOB NO. 04022018

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PETE'S MARKET  
4343 S. PULASKI ROAD  
CHICAGO, IL.

DATE : 04-02-2018  
DRAWN BY: ATH  
SCALE : AS NOTED



Underwriters  
Laboratories

CUSTOMERS APPROVAL OF DRAWING

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

☐ COLORS  
☐ SIZES  
☐ PLACEMENT

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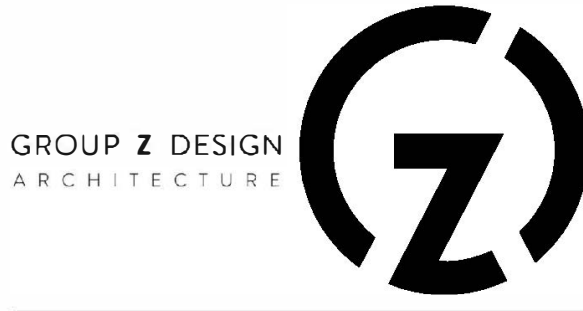


1090 BROWN STREET  
WAUCONDA, ILLINOIS 60084-1106  
PHONE 847 526-8848  
FAX 847 526-8945  
email: [artsign5@aol.com](mailto:artsign5@aol.com)



| EXTERIOR FINISH SCHEDULE |              |                       |                  |                                                     |
|--------------------------|--------------|-----------------------|------------------|-----------------------------------------------------|
| TAG                      | NAME         | COLOR                 | MANUFACTURER     | NOTES                                               |
| PT-1                     | PAINT        | SW7568 NEUTRAL GROUND | SHERWIN WILLIAMS | COLOR TO MATCH PETE'S FRESH MARKET SPECIFICATION    |
| PT-2                     | PAINT        | SW9183 DARK CLOVE     | SHERWIN WILLIAMS | COLOR TO MATCH PETE'S FRESH MARKET SPECIFICATION    |
| PT-3                     | PAINT        | SW7508 TAVERN TAUPE   | SHERWIN WILLIAMS | COLOR TO MATCH PETE'S FRESH MARKET SPECIFICATION    |
| PT-4                     | PAINT        | SW7006 EXTRA WHITE    | SHERWIN WILLIAMS |                                                     |
| PT-5                     | PAINT        |                       |                  | COLOR TO MATCH PETE'S FRESH MARKET METAL ROOF SPEC. |
| MC-1                     | METAL COPING |                       |                  | COLOR TO MATCH PETE'S FRESH MARKET METAL ROOF SPEC. |

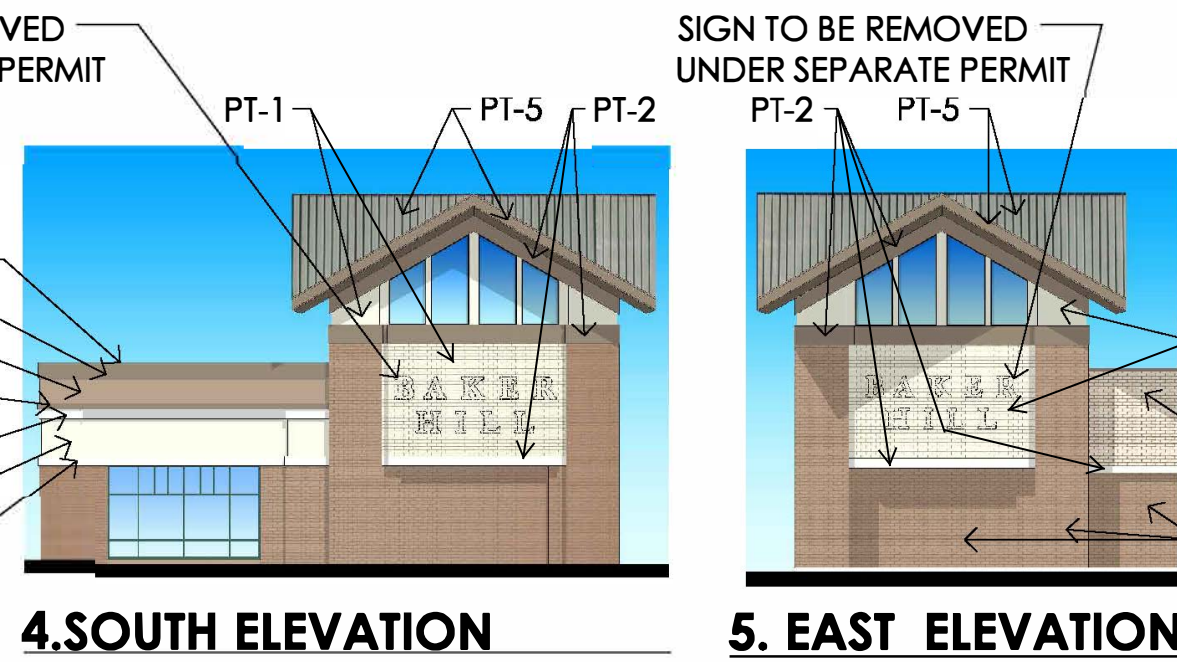
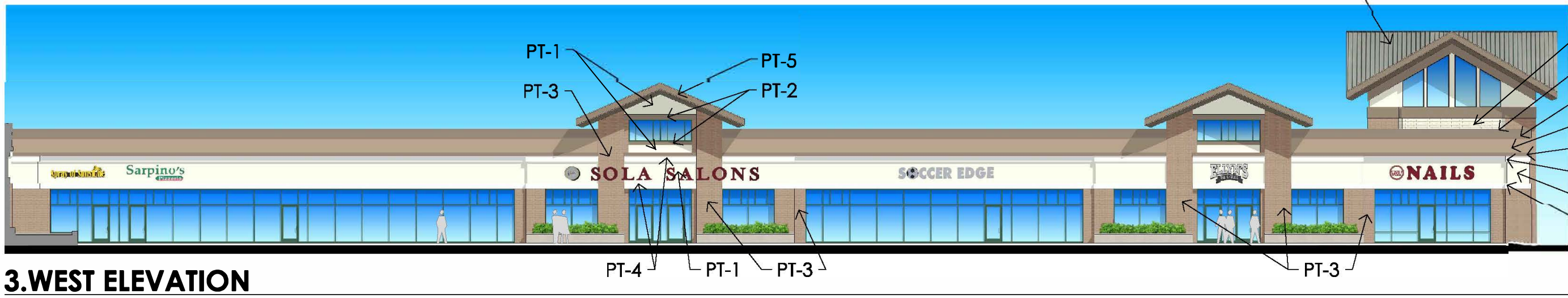
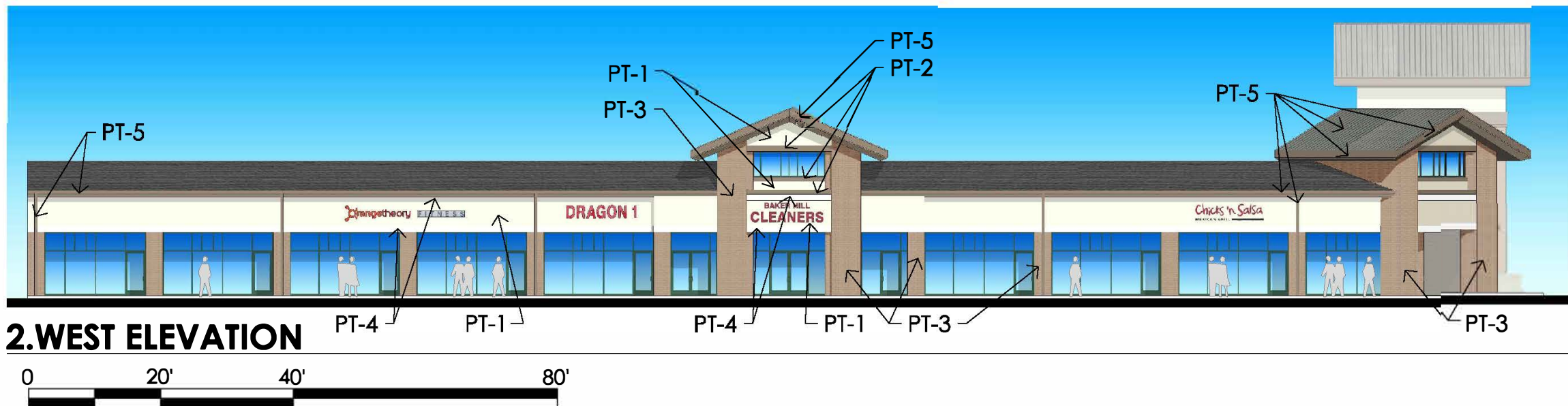
NOTES:  
Paint Specification for Existing Metal Roofing:  
Surface Preparation and Application Procedures as recommended by manufacturer for painted metal roof siding, with 1 coat SW DTM Bonding Primer + 2 coats SW BOND PLEX coating.  
Remove any loose material and abrade smooth, hard or glossy surfaces. Clean per SPC-SP1.



ARCHITECT  
GZD LLC  
GROUP Z DESIGN  
212 N Sangamon St, Suite 4A  
Chicago, Illinois 60607  
312-997-9911  
Contact: Peter Zelenko

CONSULTANT

CONSULTANT

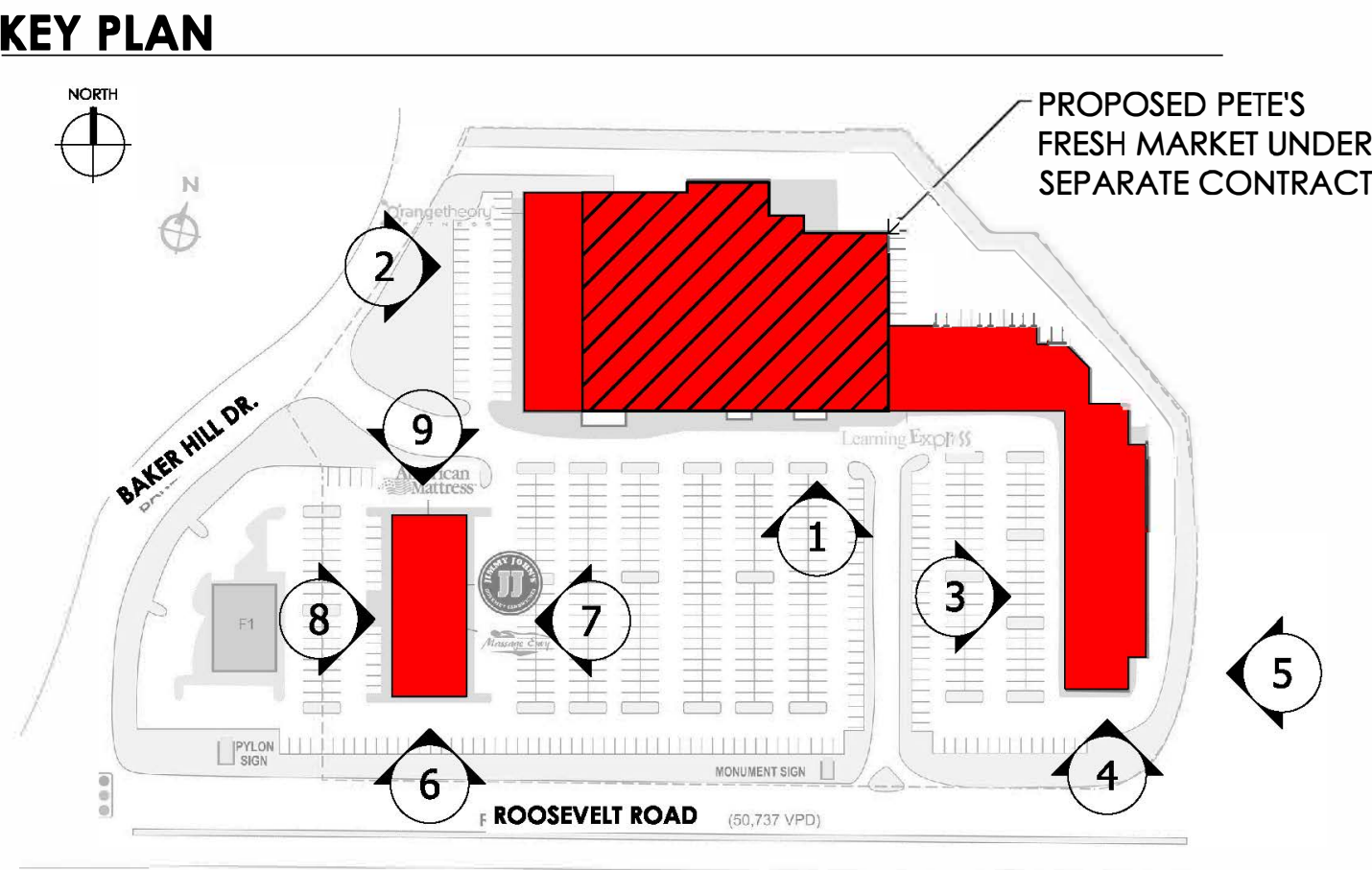


BAKER HILL  
SHOPPING CENTER  
FACADE IMPROVEMENTS  
800 ROOSEVELT RD.  
GLEN ELLYN, IL



Rear Elevations Not Shown

- \*Paint Rear Elevations to match fron facade paint scheme.
- \*Red masonry to be painted PT-3
- \*Light color masonry to be painted PT-1
- \*Horizontal banding to be painted PT-2



|           |           |
|-----------|-----------|
| REVISION  | 4-19-2018 |
| REVIEW    | 4-4-2018  |
| NO. ISSUE | DATE      |

RENDERED  
ELEVATIONS

PUD-7









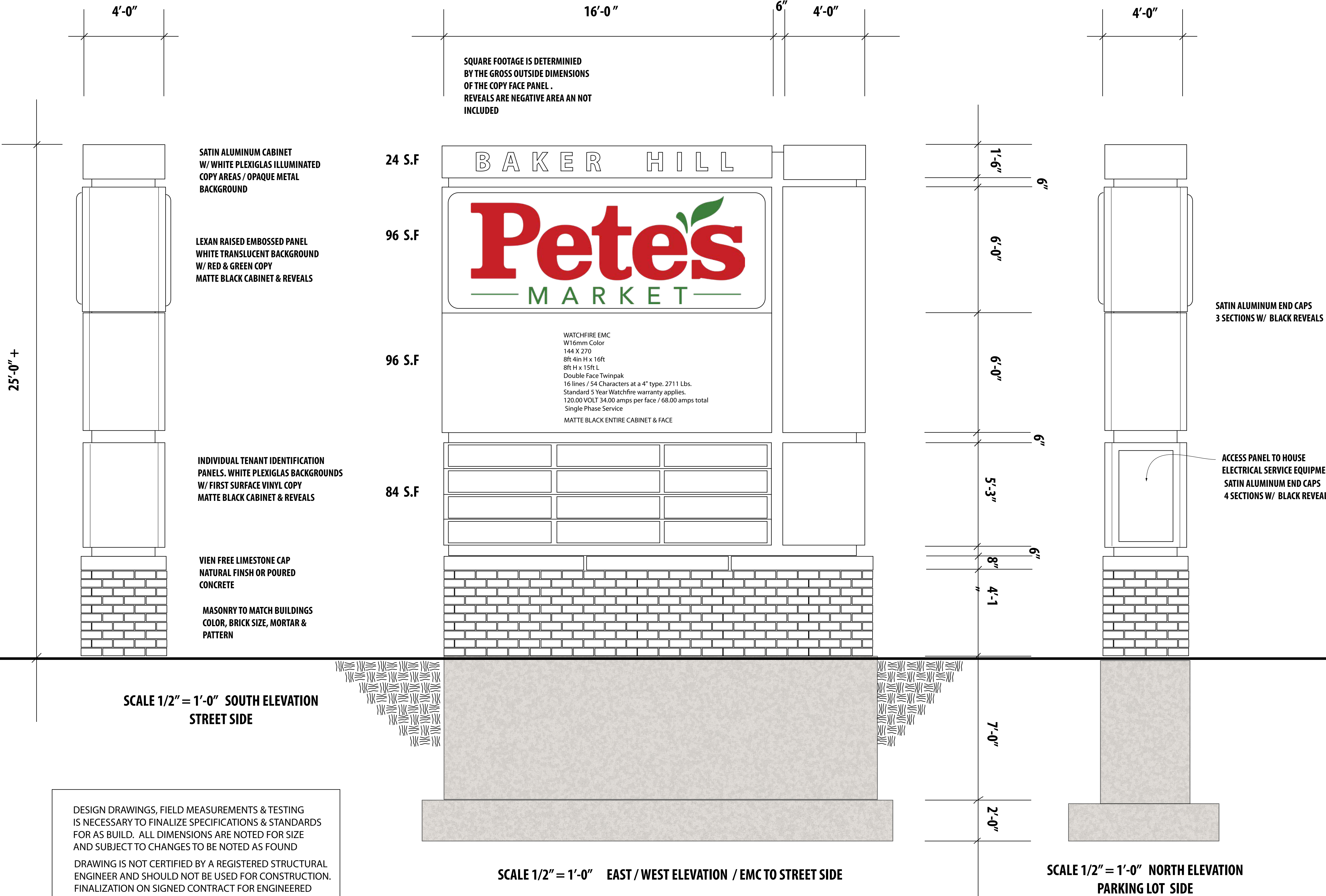
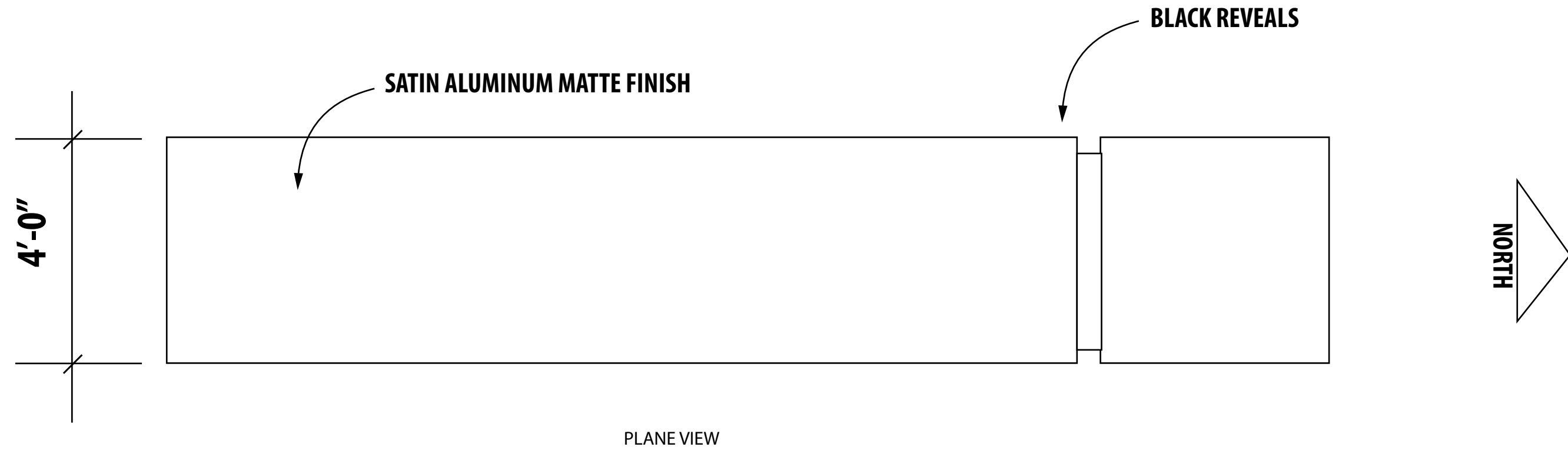
Masonry to be painted to match building finishes.



DOUBLE FACE, BACK TO BACK, PYLON, GROUND SIGN, DECORATIVE METAL & PLEXIGLAS  
EXTERIOR CABINETS W/ MASONRY BASE, TOP HEADER W/ PROJECT  
IDENTIFICATION, SECOND CABINET W/ANCHOR TENANT LOGO,  
THIRD CABINET WATCHFIRE ELECTRONIC COLOR MESSAGE CENTER,  
FOURTH CABINET INDIVIDUAL TENANT IDENTIFICATION CABINETS,  
BASE, CONCRETE FOUNDATION W/ FINISH BRICK & LIMESTONE CAP,  
LED ILLUMINATION ENTIRE SIGN, SLOAN MODULES & 60W TRANSFORMERS.

TOTAL ELECTRICAL LOAD 120 AMPERES AT 120 VOLT SINGLE PHASE.

2- 10'-0" EARTH GROUNDING RODS W/ TAG & CLAMP.



SIGN TYPE: PYLON / GROUND DOUBLE FACE BACK TO BACK / INTERNALLY ILLUMINATION LED

LOCATION: 870 ROOSEVELT ROAD FRONTAGE, GLEN ELLEN, IL.

JOB NO. 04102018 REVISIONS 04-30-2018 ATH / HEIGHT / S.F.

Underwriters Laboratories

CUSTOMERS APPROVAL OF DRAWING

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

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☐ COLORS

☐ SIZES

☐ PLACEMENT

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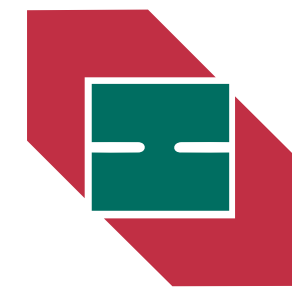
PETE'S MARKET  
4333 S. PULASKI ROAD  
CHICAGO, IL.

DATE : 04-10-2018  
DRAWN BY: ATH  
SCALE : AS NOTED

1090 BROWN STREET  
WAUCONDA, ILLINOIS 60084-1106  
PHONE 847 526-8848  
FAX 847 526-8945  
email: artsign5@aol.com



S-1

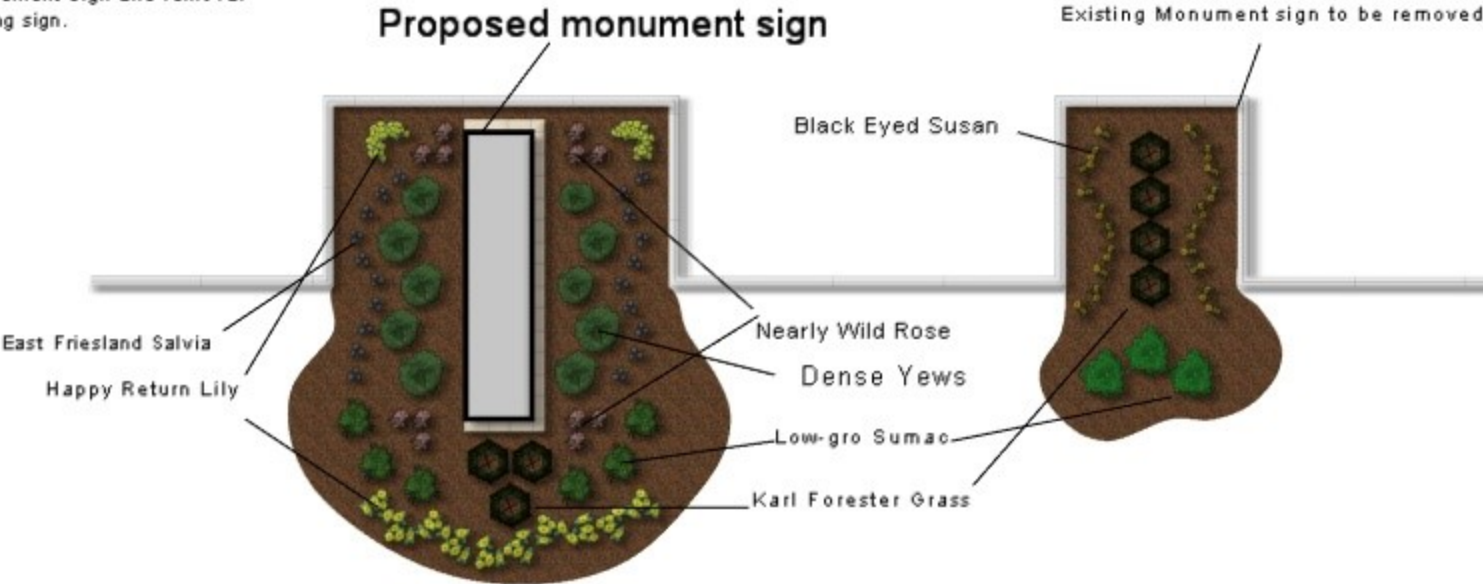


SHEET NUMBER



Baker Hill Plaza  
800 Roosevelt Road  
Glen Ellyn, IL 60137

Landscape design for Proposed  
new monument sign and removal  
of existing sign.



Simmer Green Landscaping & Snow Services, Inc  
10134 Glow Creek Road  
Plainfield, IL 60585  
630.776.4170

Plant List:

|                                 |      |
|---------------------------------|------|
| Dense Yews- 24-30"              | (10) |
| Nearly Wild Rose- 3 Gallons     | (12) |
| East Friesland Salvia- 1 Gallon | (18) |
| Happy Return Lily- 1 Gallon     | (17) |
| Low Gro Sumac- 3 Gallons        | (9)  |
| Black Eyed Susas- 1 Gallon      | (18) |
| Karl Forester Grass- 1 Gallon   | (8)  |



## SIGNAGE WORKSHEET

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

CLEAR PAGE

## 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<br>(Length x Width) | Sign Area | Height |
|-----------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|---------------|--------------------------------|-----------|--------|
| 1                                                                                                   | <input checked="" type="radio"/> | <input type="radio"/>            | Monument Sign | 20'-6" x 4'                    | 300 s.f.  | 25'    |
| Words/Symbols: "Baker Hill" - 24 sf "Pete's Market" - 96 s.f. EMB - 96 s.f. Tenant Panels - 84 s.f. |                                  |                                  |               |                                |           |        |
| 2                                                                                                   | <input checked="" type="radio"/> | <input type="radio"/>            | Wall          | 30' x 10'                      | 300       | 20'    |
| Words/Symbols: "Pete's Market"                                                                      |                                  |                                  |               |                                |           |        |
| 3                                                                                                   | <input checked="" type="radio"/> | <input type="radio"/>            | Wall          |                                | 89 s.f.   | 16'    |
| Words/Symbols: "Lotus Cafe" with logo                                                               |                                  |                                  |               |                                |           |        |
| 4                                                                                                   | <input type="radio"/>            | <input type="radio"/>            | Freestanding  |                                |           |        |
| Words/Symbols:                                                                                      |                                  |                                  |               |                                |           |        |
| 5                                                                                                   | <input type="radio"/>            | <input checked="" type="radio"/> | Freestanding  | 10' x 5'                       | 50 s.f.   | 10'    |
| Words/Symbols: "Baker Hill" and tenant names and logos                                              |                                  |                                  |               |                                |           |        |
| 6                                                                                                   | <input type="radio"/>            | <input checked="" type="radio"/> | Freestanding  | 9' x 8' - 7"                   | 78 s.f.   | 20'    |
| Words/Symbols: "Baker Hill" and tenant names and logos                                              |                                  |                                  |               |                                |           |        |
| 7                                                                                                   | <input type="radio"/>            | <input checked="" type="radio"/> | Wall          |                                | 63.75     |        |
| Words/Symbols: "Baker Hill"                                                                         |                                  |                                  |               |                                |           |        |
| 8                                                                                                   | <input type="radio"/>            | <input checked="" type="radio"/> |               |                                | 63.75     |        |
| Words/Symbols: "Baker Hill"                                                                         |                                  |                                  |               |                                |           |        |

Attachment: Sign Table (3325 : 840-944 Roosevelt Rd PUD &amp; SV)



Plan Commission  
535 Duane Street  
Glen Ellyn, IL 60137

Meeting: 05/24/18 07:00 PM  
Department: Plan Commission  
Department Head: John Sterrett  
Category: Public Hearing  
Prepared By: John Sterrett

**SCHEDULED**

**AGENDA ITEM (ID # 3326)**

DOC ID: 3326

**Public hearing with discussion, consideration and recommendation regarding proposed text amendments to the Glen Ellyn Zoning Code and the Glen Ellyn Subdivision Regulations Code. Amendments to the Zoning Code include changes to chapters 2, 4, and 5 that will affect the regulations for residential and commercial development in the Village. The proposed amendments are related to such things as the definition of a reversed corner lot, permitted and special uses in the central business district, and the maximum height of fencing on through lots. Amendments to the Subdivision Regulations Code include changes to chapters 3 and 4 that will affect the subdividing of property in the Village. The proposed amendments are related to such things as private streets, undergrounding of utilities, and procedures for two-lot subdivisions, land transfers, and lot consolidations. (Planner Sterrett)**

**ATTACHMENTS:**

- Plan Commission Memo (PDF)
- Proposed Zoning Code and Subdivision Regulations Code Text Amendments (PDF)
- Illustration of Reversed Corner Lot from Section 10-11-2 of the Zoning Code (PDF)

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**MEMORANDUM**

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**TO:** Glen Ellyn Plan Commission

**FROM:** John Sterrett, Village Planner

**FOR:** May 24, 2018 Meeting

**DATE:** May 18, 2018

**RE:** Zoning Code and Subdivision Regulations Code Text Amendments

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**Background.** Attached, please find a list of proposed Zoning Code and Subdivision Regulations Code text amendments prepared by staff. Several of these proposed amendments have been selected by staff for consideration by the Plan Commission based on an ongoing list of potential amendments that staff has maintained over many years. Staff has historically picked “manageable” groups of amendments to bring forward for consideration at one time. Reasons for each of the proposed amendments are indicated after each amendment. If the Commission has any suggestions for proposed amendments that it would like staff to add for future consideration, the Commission is welcome to forward these suggestions to staff at any time.

**Commission Action.** The Plan Commission should review and discuss the attached list of proposed Zoning Code and Subdivision Regulations Code text amendments. The Commission may recommend approval, approval with changes, or denial of the proposed amendments. If the Commission believes that additional research or discussion is needed for a particular amendment, a recommendation on the proposed amendments could be tabled for further consideration at a later date or the amendment(s) in question could be pulled from the list and considered when the next round of amendments is brought forward. If it is not possible to review all the proposed amendments at the May 24<sup>th</sup> Plan Commission meeting, the Commission may continue the public hearing to a specific date in the future. Findings of fact do not need to be made for Zoning Code or Subdivision Regulations Code text amendments. Therefore, staff does not plan to prepare draft motions for this item.

JHS

Attachment: Proposed Zoning Code and Subdivision Regulations Code Text Amendments

Cc: Trustee Liaison Pryde  
Staci Hulseberg, Planning and Development Director  
Kelly Purvis, Planner

X:\Plandev\PLANNING\CODES\ZONING CODE\ZTA\2018 Update\PC Memo 052418.doc

Attachment: Plan Commission Memo (3326 : Text Amendments)

**PROPOSED TEXT AMENDMENTS**  
**Zoning Code and Subdivision Regulations Code**  
 Plan Commission Public Hearing  
 May 24, 2018

Underline = New Text

~~Strikethrough~~ = Deleted Text

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**PROPOSED ZONING CODE TEXT AMENDMENTS**

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**1. Require a Special Use Permit for banks and financial institutions in the C5A Central Retail Core Subdistrict.**

Amend Section 10-4-17-1(A) (C5A Central Retail Core Subdistrict – Permitted uses) to read as follows:

~~5. Bank and financial institution.~~

Amend Section 10-4-17-1(B) (C5A Central Retail Core Subdistrict – Special uses) to read as follows:

46. Bank and financial institution.

Reasoning: Concerns have been raised about prime retail space in the C5A District being used for banks and financial institutions. This results in the elimination of valuable space that could be used for retail and restaurant uses. The C5A Central Retail Core Subdistrict permits uses that are generally associated with retail or restaurants and requires a Special Use Permit for many service oriented uses. Even though banks and financial institutions are service oriented uses, they are currently permitted uses in the C5A District. Staff is proposing that a Special Use Permit be required for banks and financial institutions in the C5A District. The C5B Central Service Subdistrict is intended for service-related uses. Banks and financial institutions are currently permitted uses in the C3, C4, and C5B districts and will continue as permitted uses in these districts.

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**2. Clarify the definition for a Reversed Frontage Lot to clearly define a Reversed Corner Lot.**

Amend Section 10-2-2 (Terms Defined) to read as follows:

LOT TYPES: Terminology used in this title with reference to corner lots, interior lots, through lots, and reversed corner lots is as follows:

- (A) A ~~“corner lot”~~ is ~~defined as~~ a lot located at the intersection of two or more streets. A lot abutting on a curved street shall be considered a corner lot if straight lines projected tangent to the curve from the points of intersection between the curve and the side lot lines meet at an interior angle of less than 135 degrees.
- (B) An interior lot is a lot other than a corner lot with only one frontage on a street.



- (C) A through lot is a lot which fronts on two improved streets which do not intersect at the boundary of the lot.
- (D) A reversed ~~frontage~~ corner lot is a corner lot where the corner side lot line is substantially a continuation of the front lot line of the adjacent lot. See Section 10-11-2 – Figure 1. on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

**Reasoning:** The Plan Commission recommended approval of a Zoning Text Amendment in February 2018 that prohibits the placement of an accessory structure in a required corner side yard when located on a reversed corner lot. The Zoning Code clearly illustrates the difference between a corner lot and a reversed corner lot in Section 10-11-2 (see attached). The definition of reversed corner lot, however, is not consistent with the illustration and does not clearly describe what a reversed corner lot is. It is also improperly categorized as a reversed *frontage* lot. The Zoning Code makes no reference to a reversed frontage lot other than within the definitions section. For consistency and clarity, staff is proposing amending the definition of a reversed frontage lot to clearly define it as a reversed corner lot and categorize it as a corner lot rather than a frontage lot.

- 3. Allow a six foot fence to be placed on the rear lot line of a through lot, rather than maintaining a setback of four feet, and to not require the installation and maintenance of landscaping between the fence and the property line.**

Amend Table 10-5-5(B)4 (Yards – Permitted Obstructions and Accessory Structures in Required Setbacks Table) to read as follows:

| Obstruction | Front<br>(Corner) | Side | Rear | Regulations                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------|-------------------|------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11. Fence   | X                 | X    | X    | (a) Limitations:<br>(1) 33.3% open in front and corner side yard setbacks<br>(2) Material (such as barbed wire, electrified, or any matter) that creates a system that inherently dangerous to a pedestrian using the public sidewalks or public rights-of-way is prohibited<br>(3) Exposed structural elements shall face toward the property on which the fence is constructed<br>(4) In the residential estate district, chain-link fences shall |

|  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |  | <p>be prohibited in the front yard and corner side yard</p> <p>(b) Height:</p> <p>(1) Measured from ground level on the inside of the fence to the highest point of the fence</p> <p>(2) 3' maximum in visibility triangle</p> <p>(3) 6' maximum for fence located no closer to the street than the principal structure</p> <p>(4) 4' maximum all other areas of the lot</p> <p>(c) Additional allowances:</p> <p>(1) On lots fronting on 2 nonintersecting streets, a 6' tall fence shall be permitted if a <u>"no access"</u> provision has been recorded for that frontage and if the rear of the homes on both adjacent lots are facing the same street. <del>Such fence shall be positioned 4' inside the property and maintained with viable shrubs planted 4' on center along the outside of the fence in perpetuity.</del></p> <p>(2) Masonry columns no greater than 2' x 2' in size and placed no closer than 8' on center</p> <p>(3) Fence posts and top caps may extend up to 6" above the fence height. The height of a cap located on top of a masonry column shall be no higher than the height of the column or a maximum of 9' tall measured from ground level</p> <p>(4) The bottom of the fence may be located up to 4" above ground level. Such distance</p> |
|--|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |  |  |  |                                              |
|--|--|--|--|----------------------------------------------|
|  |  |  |  | shall not be counted toward the fence height |
|--|--|--|--|----------------------------------------------|

Reasoning: A variation was recently requested and approved by the Village Board to allow a six foot fence to be installed on the rear lot line of a through lot. Such rear yard fences are common along Geneva Road and St. Charles Road and variations for these fences have been granted in the past. When this variation was discussed by the Village Board, staff was instructed to amend the Zoning Code to allow a through lot to install a six foot fence on the rear lot line without the need to maintain a four foot setback or to install the required shrubs between the fence and the lot line.

### **PROPOSED SUBDIVISION REGULATIONS CODE TEXT AMENDMENTS**

#### **4. Prohibit private streets in new subdivisions and re-subdivisions.**

Amend Section 11-4-4(C) (Roads and streets) to read as follows:

- (C) *Private streets:* Private streets are ~~prohibited. discouraged but may be permitted by the Village Board in conjunction with planned unit developments. Such streets shall be constructed in accordance with the public street specifications and construction materials contained within this title unless modified by variance and subject to inspection by the Village Engineer. The street area may not be used to calculate lot size. All private streets shall be constructed to ensure the proper ingress and egress of police, fire and other public service vehicles.~~

Reasoning: Private streets in new subdivisions are discouraged but are still permitted if approved by the Village Board as part of a Planned Unit Development and built to Village roadway standards. Allowing private streets in subdivisions creates perpetual maintenance issues for the residents located on a private street. The Village does not salt, plow, or repair private streets. This responsibility falls on the home owners association of the development containing the private street(s). If the home owners association does not perform adequate maintenance residents within the development are negatively impacted and will often look to the Village for assistance. The Village regularly hears from residents frustrated that the Village does not maintain their streets. The developer of the subdivision usually requests private streets so they can be constructed at a lower cost and not in conformance with Village regulations. They also usually gain greater density and reduce development setbacks because there is no right-of-way line. Therefore, the developer gains the benefits and the residents pay the costs. The Village has not allowed a private street in a subdivision development is several years. There are 18 private streets in the Village and the staff regularly hears from residents about their dissatisfaction with the cost to maintain their own streets while the Village handles the remainder of the streets. To avoid this potential issue altogether, all streets in a proposed subdivision should be public and not private. Staff sees no benefit of allowing private streets and therefore recommends they be prohibited.

- 5. Clarify that all new and existing utilities within a proposed subdivision or re-subdivision and within the adjacent right(s)-of-way are required to be placed underground. Exempt residential Land Transfers, Lot Consolidations, and Two-Lot Subdivisions from the**

**requirement to place existing overhead utility lines ~~within adjacent right(s) of way~~ underground.**

Amend Section 11-4-8 (Communication, electric, gas and other utilities) to read as follows:

- (A) In all new subdivisions and in subdivisions platted and recorded prior to the effective date hereof, all proposed and existing communication lines, electric lines, and other similar utilities or entities which have received a franchise from the Village or the County in the subdivision and in the rights-of-way adjacent to the subdivision shall be placed underground at the subdivider's expense. Such utilities shall be located within easements, preferably in the rear yards, or in dedicated public ways, and shall be placed in locations deemed appropriate by the Public Works Director and in a manner, which will not conflict with other underground services. All transformer boxes shall be located so as not be unsightly or hazardous to the public.

Exceptions to this requirement: All land transfers, lot consolidations, and two-lot subdivisions, that are administratively approved by the Planning and Development Department and do not require the review of the Plan Commission, on property zoned residential and used for single-family residential purposes shall be exempt from the requirement to place existing overhead utilities located in the adjacent rights-of-way underground. This exception does not exempt a land transfer, lot consolidation, or two-lot subdivision from the requirement to place all proposed and existing utilities located within the subdivision underground nor from the requirement to place all proposed utilities in the adjacent rights-of-way underground.

Reasoning:

The Village requires that all proposed subdivisions bury all existing and proposed utility lines on the property and within the adjacent right(s)-of-way. The language in the Subdivision Code is vague and does not clearly state if the provision applies to only new lines, existing lines, or both. The proposed amendment will clearly indicate that all proposed and existing lines are required to be buried to reflect the standard the Village has been implementing.

Two-lot subdivisions, land transfers, and lot consolidations are defined as subdivisions and are required to bury all existing and proposed utility lines on the property and within the adjacent right(s)-of-way. The requirement for a subdivision to bury all existing overhead utilities within an adjacent right-of-way is part of the Village's long term goal of burying all overhead lines in the Village. This goal is more easily pursued with larger scale developments, not just one or two lot divisions. Requiring undergrounding for such small subdivisions would be cost prohibitive and would not have a meaningful impact on the Village's goal of burying all existing overhead utilities in the Village.

- 
- 6. Clarify the approval process for of land transfers, lot consolidations and two-lot subdivisions. Allow all land transfers, lot consolidations and two lot subdivisions to be reviewed administratively, regardless if the property was part of a previous land transfer, major, minor, or two-lot subdivision within five years of the current proposal.**

Amend Section 11-3-9 (Land transfers, lot consolidations, and two-lot subdivisions) to read as follows:



- (A) The applicant shall be required to submit to the Director of Planning and Development a map in the form required by the Village, which shall demonstrate that the request fully complies with all Zoning Ordinance requirements, with the following exceptions:
1. Any pre-existing nonconformities;
  2. For land transfers, only the lot transferring the land shall be required to comply with the provisions of the Zoning Ordinance following the transfer of land; and
  3. For lot consolidations, the consolidated lot shall not be required to comply with the provisions of the Zoning Ordinance;
- all provided that any new building, structure or impervious surface area that may be proposed on any lots subject to the requirements of this section complies with all Zoning Ordinance requirements or a zoning variation for such has been granted.
- (B) If the Director of Planning and Development finds that the requirement of conformity to the Village's Zoning Ordinance has been satisfied as set forth above and that the request in no way violates the policy and purpose of this Subdivision Ordinance as set forth in sections 11-1-3 and 11-1-4 herein, ~~an approval letter~~ certificate of compliance shall, upon request and payment of the required fee, be issued to the applicant and, if applicable, to the owner of the lot or parcel.
- (C) If the standards set forth above have not been satisfied, then the Director of Planning and Development shall deny the request of the applicant and shall require the application to be reviewed by the Plan Commission and Village Board in accordance with the procedures for review of a Minor Subdivision set forth in section 11-3-7.
- (D) Once a land transfer, lot consolidation or two-lot subdivision is approved, the applicant, within 90 days of the date of the approval letter, shall prepare and submit to the Planning and Development Department a reproducible plat showing the land transfer, lot consolidation, or two-lot subdivision. The Planning and Development Director shall sign the submitted plat and have the plat recorded with the DuPage County Recorder of Deeds. If no plat is submitted to the Planning and Development Department within 90 days of the date of the approval letter, the approval shall be considered null and void. ~~record a plat with the county showing the land transfer, lot consolidation or two lot subdivision as approved by the certificate of compliance granted by the Village and shall submit a copy of such recorded plat to the Planning and Development Department within 30 days of recordation.~~
- (E) No public hearing or action by the Plan Commission shall be required in the case of an application for an adjacent land transfer, lot consolidation or two-lot subdivision, which complies with the provision of this Section.
- (F) The above provisions shall not apply to ~~land transfers and~~ two-lot subdivisions if the subject lot(s) ~~were was~~ part of a major, minor or two-lot subdivision ~~or a land transfer~~ approved within five years of the current subdivision proposal. In such a case, the proposed subdivision shall be considered and reviewed as a Minor Subdivision.

Reasoning:

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Staff does not issue certificates of compliance for proposed two-lot subdivisions, land transfers, or lot consolidations but rather, an approval letter. The text should be changed to reflect this standard practice.

Approvals from the Department should not be open ended without a deadline to record the plat. A time limit should be placed on an approval to ensure that the recording is completed in a timely manner. This requirement is consistent with Village Board approved ordinances which requires a project to be completed within a certain timeframe from the date of approval. The Department records all other plats. This process should be extended to these administratively approved plats to ensure recording is done within a reasonable timeframe and the Village obtains copies of the final document.

Land transfers and two-lot subdivisions are required to be reviewed as minor subdivisions if they were part of a previously approved land transfer, major, minor, or two-lot subdivision within five years of the current proposal. This includes review by the Plan Commission and submittal of preliminary engineering plans. Land transfers do not result in additional lots and therefore there is little, if any, impact to the surrounding area. Furthermore, two-lot subdivisions on property that had a previously approved land transfer have no more impact on the surrounding area than if the previous land transfer had not occurred.

Staff recommends that land transfers be exempt from the five year limitation provision Staff also recommends that two-lot subdivisions be exempt from the five year limitation provision when involving property having had a land transfer occur within five years. Two-lot subdivisions proposed on property that had a major, minor, or two-lot subdivision within five years would still be required to be reviewed as a minor subdivision. This is to prevent a “loophole” which would allow someone to circumvent the minor/major subdivision process by proposing a two-lot subdivision repeatedly on the same property to create several lots.

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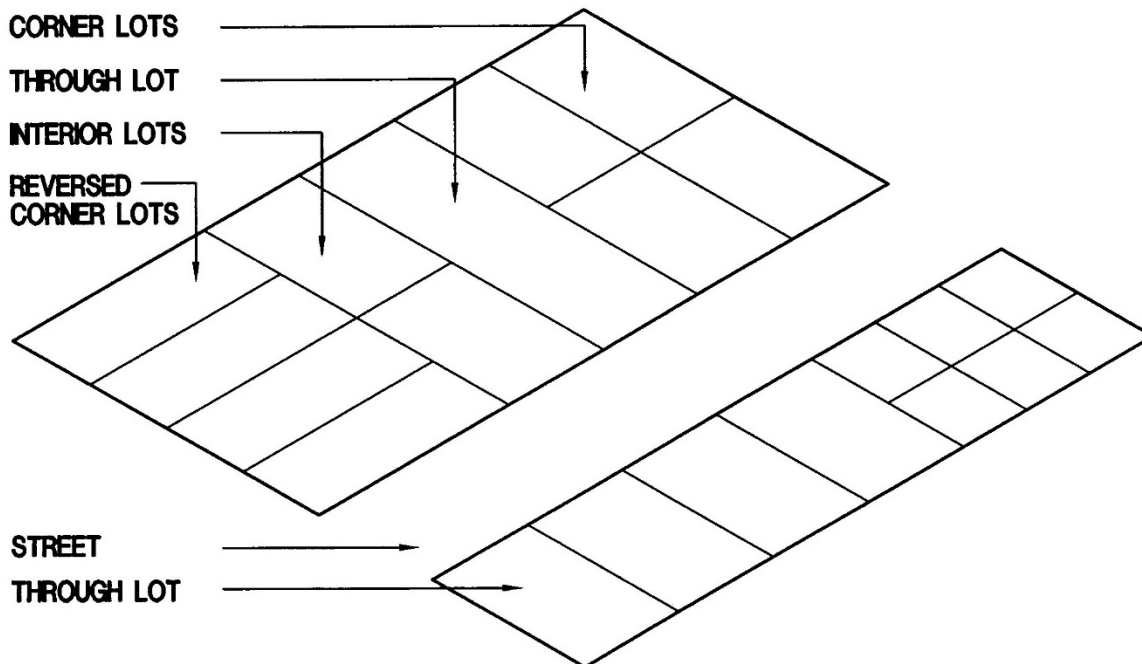
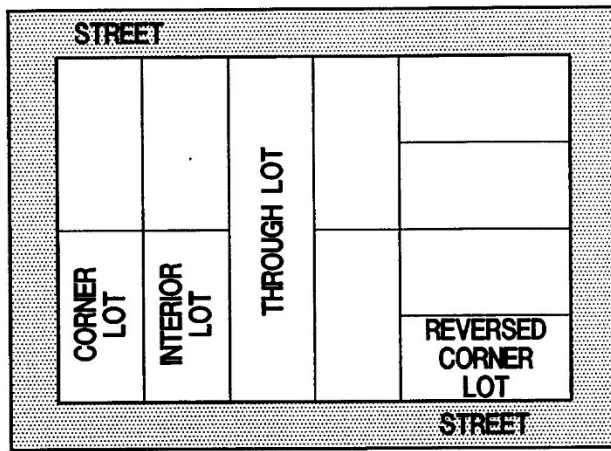
Attachment: Illustration of Reversed Corner Lot from Section 10-11-2 of the Zoning Code

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## 10-11-2 Figures.

Figure 1

Example of Lot Types



- CORNER LOT** is a lot abutting on two streets at their intersection, where the angle of intersection is not more than 135 degrees.
- REVERSED CORNER LOT** is a corner lot where the side street side lot line is substantially a continuation of the front lot line of the first lot to its rear.
- INTERIOR LOT** is a lot other than a corner or a reversed corner lot. intersection is not more than 135 degrees.
- THROUGH LOT** is a lot having a pair of opposite lot lines along two more or less parallel public streets. On a through lot, both street lines shall be deemed front lot lines.