



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, June 14, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

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 May 10, 2018 Plan Commission Meeting Minutes
- D. Public Hearing - 375-395 Roosevelt Road & 681 Taft Avenue - LM Commercial Development - Subdivision Regulations Code, Zoning Code Variations, and PUD Amendment**
 - 1. Public Hearing - 375-395 Roosevelt Road & 681 Taft Avenue - LM Commercial Development Variations from Subdivision Regulations Code and Zoning Code and PUD Amendment
- E. Public Hearing - 395 Roosevelt Road - Buona Beef - Final PUD, Special Use Permit, and Sign Variations**
 - 1. Public Hearing - Lot 3 of 375-395 Roosevelt Road Development - Buona Beef Final PUD, Special Use Permit, and Sign Variations
- 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
Angela Andrianopoulos, Administrative Assistant
Megan Plahm, Communications Coordinator
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: 06/14/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Minutes
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3367)

DOC ID: 3367

Approval of May 10, 2018 Plan Commission Meeting Minutes

ATTACHMENTS:

- May 10, 2018 Plan Commission Meeting Minutes (PDF)

DRAFT
PLAN COMMISSION
MINUTES
MAY 10, 2018

The meeting was called to order by Acting Chairperson Tracy Heming-Littwin at 7:00 p.m. Plan Commissioners Angela Fanella, Phillip Hartweg, Tim Loftus, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Chairperson Mary Loch was excused. Also present were Trustee Liaison Craig Pryde, 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.

Acting Chairperson Heming-Littwin welcomed new member John Mulherin to the Plan Commission.

Plan Commissioner Loftus moved, seconded by Plan Commissioner Hartweg, to approve the minutes of the February 22, 2018 Plan Commission minutes. New Plan Commissioner Mulherin recused himself as he is a new member and was not present at that meeting. The motion carried unanimously by voice vote.

On the agenda was a pre-application meeting regarding the property at 400-418 N. Main Street.

PRE-APPLICATION MEETING – 400 & 418 NORTH MAIN STREET

DISCUSSION REGARDING CONCEPTUAL PLANS FOR A PLANNED UNIT DEVELOPMENT FEATURING 107 LUXURY APARTMENT UNITS WITH 5,360 SQUARE FEET OF FIRST FLOOR COMMERCIAL SPACE.

(Larry Debb and John Kosich, GSP Development, petitioner)

Staff Introduction

Village Associate Planner Kelly Purvis stated that the petitioners for the property at 400 & 418 North Main Street are Larry Debb and John Kosich of GSP Development and they are the contract purchasers. Ms. Purvis stated that the petitioners have requested a pre-application meeting regarding the potential redevelopment of the Main Street parking lot and Giesche properties with a new mixed use building featuring 107 luxury apartment units and approximately 5,360 square feet of first floor commercial space. Ms. Puvis displayed a map of the subject properties which are located at the northwest corner of Main Street and Hillside Avenue. She stated that the total site is comprised of 1.55 acres and includes a narrow strip of permit parking that extends to Glenwood Avenue.

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Ms. Purvis stated that a majority of the subject property is zoned C5A Central Business District, Central Service Subdistrict. She stated that the permit parking off of Glenwood Avenue is zoned C5B which is the Central Service Subdistrict. She also stated that the permit parking lot would continue to be used for parking as a two-story parking garage is proposed for this site. Ms. Purvis stated that the surrounding land uses and zoning are commercial to the north with C5A and C5B zoning, commercial (including a church) to the south with C5B and R2 zoning, commercial to the east with C5A zoning and commercial (including a church) to the west with C5B and R2 zoning.

Ms. Purvis stated that the first floor of the proposed development features 147 parking stalls which would be accessible from Main Street, Hillside Avenue and Glenwood Avenue. She stated that the first floor will also feature 5,360 square feet of commercial space on the south side of the site. She added that the proposed project will require approval of zoning code text amendments and a special use permit to allow accessory uses to the residential uses in the building as a first floor use. She added those uses include a fitness center, a business center, a leasing office and a mail room for a total of 6,500 square feet. Ms. Purvis stated that the petitioners are proposing to bump out the sidewalk approximately eight (8) feet on the southern portion of the site along Main Street to enhance the streetscape and to provide additional landscaping and lighting. She added that, as a result, four on-street parking spaces on Main Street would be removed. Ms. Purvis stated that the Village's streetscape plan recommends wider sidewalks to enhance the pedestrian experience and also to allow for increased outdoor seating. Ms. Purvis also stated that a pedestrian walkway is being proposed that would provide access from Main Street to St. Petronille's parking lot which would create more connectivity within the downtown core.

Ms. Purvis stated that 142 residential parking stalls are proposed on the second story of the development for the 107 apartment units. She added that the second story residential parking would be accessed from Hill Avenue (Kelly—do you mean Hillside Avenue?).

Ms. Purvis stated that the third floor of the development is comprised mostly of apartment units and some accessory uses, including an open rooftop deck, pool and barbecue area, a 2,000-square foot clubhouse and a sitting area.

Ms. Purvis stated that the fourth and fifth floors would have 107 residential units.

Ms. Purvis stated that in terms of parking, 134 parking spaces currently exist on the subject property, including 82 in the Main Street parking lot owned by the Village, 42 in the Glenwood permit parking lot owned by the Village, four (4) on-street spaces and six (6) spaces on the south portion of the Giesche site. She added that 147 public parking spaces are proposed in the new parking deck on the ground level which would bring a net gain of 13 parking spaces to this area. Ms. Purvis stated that based upon the number of proposed units, if the site was located elsewhere in the Village, the zoning code would require 167 parking spaces which is one (1)

space for each efficiency unit, one-and-one-half (1-1/2) spaces for each one bedroom unit and two (2) parking spaces for each two-bedroom unit. Ms. Purvis stated that while parking is not technically required for developments in the C5A district, the addition of 107 apartments would place a significant burden on the already constrained downtown parking inventory so staff is recommending that the development provide parking for the residential units as required per code. Ms. Purvis added that the lowest residential parking ratio that the Village has previously granted would be for 1.5 spaces per unit (Crescent Station and Glenstone developments). She added that staff recommends that the developer provide some parking research on suburban downtowns similar to Glen Ellyn to verify that the 1.3 parking ratio would be adequate to serve the proposed residential units. Ms. Purvis stated that in order to provide this number of both public and residential units, the developer is proposing 8-1/2 feet in lieu of the required 9 feet wide parking stalls and added that there are some 8-1/2 feet wide parking stalls throughout the Village. Ms. Purvis also stated that deviations would be needed for a 22-foot wide aisle near the Glenwood parking lot in lieu of the typical 24 feet as well as for building height. Ms. Purvis stated that this project will require approval of a height deviation as part of the Planned Unit Development, adding that a total building height of 45 feet and four (4) stories is permitted on these Main Street properties located in the C5A District. Ms. Purvis stated that the site slopes upward from north to south approximately 6-1/2 feet which provides a slight advantage on the north side of the site. She added that the proposed height for the majority of the building is 58-1/4 feet measured from the average grade. Ms. Purvis stated that the high side of the site where the parapet is measures at 63-1/4 feet and based on the current plans, the height deviation requested would be for 18-1/4 feet from the average grade to the top of the parapet on the north side which is the high side of the site. She added that the variation request would be for the highest point on the building. Ms. Purvis stated that the 2009 Strategic Plan recommends that new construction on Main Street be a maximum of two to three stories and the Comprehensive Plan suggests that the Village consider a range of factors when determining the height of new downtown buildings, including the height of nearby existing buildings, the pedestrian scale, orientation to the downtown, the proximity of new buildings to residential neighborhoods, topography, the economics of downtown development, site lines in relation to prominent visual landmarks and historic features. Ms. Purvis added that the Village Board has shown some interest in increasing the heights of buildings allowed in the downtown which may be discussed as part of the Comprehensive Plan update. She also stated that the 2001 Comprehensive Plan and the 2009 Strategic Plan both recommend a mixed use commercial/residential development of the subject site. She stated that the market study conducted as part of the 2009 Downtown Strategic Plan recommends adding a minimum of 450 residential units to the downtown to help support the existing businesses and increase the vitality of the Central Business District. She stated that the 2013 Streetscape and Parking Study also recommends that the Village partner with a developer to construct a garage in the downtown rather than constructing a stand-alone garage.

Ms. Purvis stated that in order to receive approval of the project, the developer will need to have approval of a planned unit development for the mixed use building which would include

deviations for the parking stall width and the aisle width of the parking garage on the Glenwood site as well as a height deviation, a zoning code text amendment and a special use to allow the first floor residential accessory uses and an exterior appearance review done by staff and approved by the Village Board.

Petitioner's Presentation

Larry Debb of GSP Development, 1111 E. Touhy Avenue, Des Plaines, IL and Architect Mike Rekla of Fitzgerald Architects were present to speak on behalf of the subject project.

Mr. Debb stated that because the proposed project is located at the main entrance to downtown Glen Ellyn, they would like to make the building as spectacular as possible. He stated that a roof line has been added for differentiation, the windows have been curved at the top, the first floor area has higher ceilings and the apartments now do not go all the way across which is more inviting than previously. He added that some of the parking spaces will be removed along Main Street so that more landscaping and an outdoor dining area as well as other amenities can be added.

Mr. Debb stated that because one of staff's concerns was that the project would become like a canyon because they are asking for an extra floor, they moved the whole front of the building from the center section back 7-1/2 feet to provide differentiation but left the balconies in place. Mr. Debb stated they also intend to use a Tudor style look similar to other buildings in the downtown. He also stated the subject building will be "condo quality" because the building units may become condos at some point in the future. He added that the units will have separate HVAC, water, gas and electricity with many quality extras. Mr. Debb also stated that they will be leasing all available parking spaces as well as providing separate parking for the tenants on the second floor of the parking deck. Mr. Debb stated that the subject building is totally non-combustible with metal studs, stone and brick. He also stated there is a pool on the third floor as well as exercise facilities, golf simulators, office space, a quiet area, a party room and a kitchen.

Mr. Debb stated that the subject building is approximately the same height as the church next door. He stated that the subject building is slightly lower than the larger church to the west and significantly lower than the steeple on that church. Mr. Debb stated that they would like the subject building to be as low as possible and still make the building financially acceptable to a developer.

Questions from the Plan Commission

Mr. Debb responded to Plan Commissioner Loftus that the balconies are at the sidewalk line. He added that they would like to landscape the base of the building along the curve line and/or add a water element on the public sidewalk as there is 15 feet of sidewalk there.

Mr. Debb replied that they have never used anything bigger than 8-1/2 feet on their apartment building parking spaces. He added that they will work with staff regarding how they want the parking lot laid out. He also stated that instead of adding more public parking, they could reserve the parking spaces for their apartments on the first floor and they would then meet code. He added that they would much rather have the public use spaces that they know they are not going to need which is why it has been designed this way. He stated they still would have enough parking on site to give those spaces to the Village and to the public for their use. Mr. Deb responded to Plan Commissioner Fanella that they usually try to achieve a 1.2 parking ratio. He also stated that the apartments are studios and one-bedrooms and generally do not produce children. Mr. Debb verified for Plan Commissioner Loftus that from the sidewalk on the north side, the building height will be 64 feet which is approximately 38 feet above the Santa Fe restaurant. Mr. Debb added that they did not want to build to the minimum height on the parking lot because it is public so it was raised to allow vans and pick-up trucks to get in and out easily. Mr. Debb stated that amenities also include solar panels, trash compactors, bikes and a dog run and dog wash. Plan Commissioner Rodemann stated it is his understanding that there will be a roofed terrace on the second floor and Mr. Debb responded that there will be balconies there. Mr. Debb stated that one can enter and exit the parking area from the east, west and south. Mr. Debb responded that they could take the green space which is now apartment use and the sales office and move them upstairs which would add another 3,500 square feet of retail space. Mr. Debb responded to Plan Commissioner Hartweg that the westernmost part of the proposed building is an open deck.

Persons in Favor of or in Opposition to the Request

Matthew Jones, 463 Ridgewood, Glen Ellyn, IL asked how many parking levels there are in the subject building. Ms. Purvis responded two and Mr. Jones stated that three parking levels are needed as millennials will bring more people into the Village which will require approximately 100 additional parking spaces. He stated that other than the parking, the subject project appears fine.

Pat Hegna, address not given, asked what the average height is of the buildings across the street from the subject property. She added that a tall building at the subject location takes away from the old feel of the town. Ms. Purvis responded that it is 51 feet from the top of foundation to the top of the buildings across the street. She added that it is 62-1/2 feet to the top of the parapet and the average height of the building is proposed at approximately 58 feet and across the street is 51 feet. Ms. Hegna felt that the building is too imposing for the proposed location.

Justin Casazza, 386 N. Main Street, Glen Ellyn, IL stated they moved into their current home which is about one-half block south of the subject property approximately one year ago. He stated they are not happy regarding the height of the subject building. Mr. Casazza asked where people visiting the owners of the apartments will park. Mr. Debb responded that they

are paying for the entire public parking lot to be done. He felt that a third level would be great but they would have to raise the building an additional 12 feet. He also stated there will be some guest parking on the upper level. Mr. Debb stated that the Village would have some TIF financing available for this project, however, he feels they can build this project without any governmental assistance and that money could be used for another parking deck in another nearby area.

Stacey Michelopoulos stated she lives on Main Street and wonders if the petitioners took into consideration what the traffic flow will be like as Main Street can barely handle the traffic that is there now. She stated that the restaurants in town are jam-packed every evening and finding parking is difficult, adding that traffic will be a huge problem with this building coming into town. Mr. Debb responded that they will have a traffic study done when this project is submitted to the Village.

Len Swanson, 116 Sunset, Glen Ellyn, IL stated that approximately 15 years ago, a project that was very similar to the subject project was proposed for the Main Street parking lot that had five (5) stories with apartments on the top floor and retail on the bottom floor. He added that parking was included behind the building, including the St. Petronille parking lot with approximately 270 spaces. He stated that this proposal did not pass the Plan Commission or the Village Board. Mr. Swanson suggested that the Plan Commission review meetings and minutes from that proposed project. He stated that reasons the plan was not approved included many people complained that the subject building would change the character of the Village, the building was too high, the building would create a canyon effect on Main Street, the parking lot would be eliminated and the proposed parking was too far away. Mr. Swanson stated that the character of the Village has changed over the years with the elimination of many different types of stores and if the downtown area is to be a viable business district, people who are willing to spend money must be brought into the downtown. He added that surrounding communities have changed with developments in the downtown area and that is what Glen Ellyn needs to do.

John Svalenka, 415 Kenilworth, Glen Ellyn, IL asked that the Plan Commissioners and Village Board members follow the Comprehensive Plan and the parking plan. He felt that the subject submittal is a great project that he would like to see happen and stated his family moved to Glen Ellyn partly because of all of the changes that have occurred in town over the past ten (10) years. Mr. Svalenka felt that the developer seems to be more of a residential developer than a commercial developer. He stated that some of the spaces may be difficult to lease because they are narrow and not as deep as a normal space. He also stated that instead of eliminating the four (4) on-street parking spaces on Main Street for landscaping, pop-up dining as used on Crescent Boulevard should be used so if there is a restaurant that leases that space that wants outdoor dining, they can use those spaces in the summer and have parking in those spaces in the winter. Mr. Debb stated that stores want as much glass as possible in the front of their

stores so the developers are making them thinner, which was forced upon them due to the dimensions of the site, and do not have a problem with the stores. Mr. Debb added that they have already received calls regarding space from stores interested in the subject building.

Questions from the Plan Commission

Plan Commissioner Mulherin asked the petitioner for information regarding the census of the subject property. He stated that he works in Wheaton and one of the buildings there has many divorced residents and he wondered if that was typical for this type of building. Mr. Debb responded that statistically younger people will reside in this building, however, there also will be divorced people and older couples residing there who may also have a home in Florida where they reside during the winter months. Mr. Debb responded to Plan Commissioner Mulherin that the price point will be \$255-260 per foot per month and that the tenant pays utilities and a parking fee. He added that there are many extras in the units that millennials will enjoy. Mr. Debb responded to Plan Commissioner Fanella that they always have extra parking spaces available in their buildings. Mr. Debb responded to Acting Chairperson Heming-Littwin that they have bikes that have no fees attached which have become very popular. Plan Commissioner Rodemann asked if the public parking spaces will be leased back by the Village. Mr. Debb responded that they will pay for and build the parking spaces and the Village will pay for cleaning, etc. Mr. Debb added that they will give the Village a perpetual easement. Plan Commissioner Mulherin asked if the Village would meter the parking spaces. Director Hulseberg stated that some of the meters would be coin-operated and some would be available at the rear of the lot for leasing and permit parking. Plan Commissioner Mulherin stated he would like to prevent commuter parking which he does not feel is appropriate. Director Hulseberg stated that lot is not desirable for commuter parking because of the distance and that apartment renters and business owners would use those parking spaces. Mr. Debb stated they now have chargers for the tenants' cars which is generally 10 percent of the total spaces. Director Hulseberg responded to Plan Commissioner Heming-Littwin that there will be a time limit on the parking spaces.

Comments from the Plan Commission

Plan Commissioner Rodemann stated he appreciated the petitioner bringing this project forward as it has been talked about and considered for many years. He also stated it is hard to envision a project of the subject scale in the downtown, however, thinks the time may now be right. Plan Commissioner Rodemann stated that his concerns about the project include the height of the looming wall, trying to maximize the frontage of the building and having the sidewalk given back to the Village to re-animate that part of the downtown. He also felt that the overall number of units makes sense but he does worry about the height and the parking count.

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Plan Commissioner Mulherin stated that he supports the subject project. He also stated that the downtown is suffering because of the lack of residents in the downtown. He stated that the subject density is necessary to make the project financially viable. He stated that he likes the architectural feel of the building which is Chicago style. He also stated that a traffic study needs to be done. He also added that he supports this project.

Plan Commissioner Vondruska stated that most businesses are now restaurant or other types of businesses because retail has decreased. He stated that car dealerships in Glen Ellyn have disappeared. He added that density would be great in the Village which is why he feels the proposed project would be good. He stated that regarding the square footage, to a certain extent, staff should be consulted on the current amount of retail space in the Village and the ability of the Village to fill it up and if it makes sense to have that as part of the program. He added that he would rather see retail at that location than people on exercise bikes as he walks by. Plan Commissioner Vondruska stated that overall this is a good project and he appreciated that the petitioner is working with the Village.

Plan Commissioner Fanella stated she thinks the proposed project is something that Glen Ellyn needs. She stated that compromises need to be made and not everyone will like this project, however, this is exactly what needs to happen for the Village to move forward and pull younger generations in. She added that there are a lot of restaurants in town, we need people to fill them and this is a great idea. She stated she knows people who have grown up in Glen Ellyn but have moved to other towns because there is no place for them to rent here. She also stated that if residents of this proposed project are added in, hopefully, they will support the retail. She also felt that the petitioner has done an excellent job with trying to meet the Village's parking needs. She also stated she would be in favor of less residential and more public parking if the petitioner and staff supported both as well. She liked the idea of the bike availability. She also stated she was comfortable with the height of the proposed building and appreciated the architectural elements that will be added. She also felt that the variations in front of the building will help eliminate a canyon-like feeling.

Plan Commissioner Hartweg felt the proposed plan is good and has been a long time in coming. He stated he likes the idea of the bump-out. He also agreed with another Plan Commissioner that it is not a good idea to have people exercising next to a restaurant and felt the exercise equipment could be moved up to the pool deck. He stated that Glen Ellyn needs a mix of buildings, however, most residents would prefer to use the most economical process. He stated that the Village has been working on this site for 10-15 years, and he feels it is about time to do something there. He added that the subject proposal is the best he has seen so far and encouraged the petitioner to return with plans in the future.

Plan Commissioner Loftus stated that this is a good start, however, felt that the building is too tall and should be reduced by a story. He stated that the idea in the Strategic Plan for the subject portion of Main Street is actually a 3-story building. He also stated that one of the

Attachment: May 10, 2018 Plan Commission Meeting Minutes (3367 : 5.10.18 PC Minutes)

differences between the proposed plan and the buildings on the other side of the street is that the subject building is as long as a football field so it covers between one-half and two-thirds of the block. He also stated that the buildings on the east side of the street vary in height and the proposed building will be 300 feet in length and 64 feet in height. He added that the change in height from the Santa Fe restaurant to the proposed building is 38 feet on one side which is virtually three stories. He also stated he thinks the subject architecture is a nice modern style but is not compatible with a downtown that is on the National Historic District. He stated he agreed with other Commissioners about adding more retail on the ground level at the subject site. He also stated he has concerns with balconies right at the property line with the sidewalk as something could fall off from a balcony and injure someone on the sidewalk below. He added that there is another building with balconies on Main Street, however, they are set back 15 feet from the sidewalk. Plan Commissioner Loftus stated he agreed with others that something needs to be done with the subject space.

Plan Commissioner Saeed stated that the subject project which is a mixed use of residential and retail is long overdue. He stated that his concern regarding this property is the limited amount of retail space. He stated the existing retail space is 15,000 square feet and the petitioner is showing 5,000 square feet and stated that another 3,500 square feet can be added. He stated that it would be good if the petitioner can reduce or eliminate the exercise spaces and bring more retail into the downtown and if that can be done, he would support the project.

Acting Chairperson Heming-Littwin stated she is fine with the four spaces coming off of Main Street. She also stated that as much retail as possible on the first floor would be good. She stated that Glen Ellyn has some stores in town that compete with some large retailers so some of those types of stores can be pulled in. Acting Chairperson Heming-Littwin believes this is the right time to do this type of project in the Village. She stated she has chosen to remain in the Village even though many changes have been made over the years. She stated a development such as that proposed here would enhance the downtown and she hopes the petitioner will return with a formal application.

Mr. Debb believes Glen Ellyn is a Tier A community and stated he does not believe Glen Ellyn would want to be a downtown Naperville. He also introduced his partners, John Kosich and Barry Missner. Mr. Debb stated they will move the health equipment, offices and leasing space upstairs and convert that space to commercial space. He stated that the ceiling heights are 16 feet and higher on the corner where an apartment is lost. He also stated they can add more brick and use earthy tones as well as stone on the first floor. He stated they want to take what is great about Glen Ellyn and improve upon it. Mr. Debb stated that there are currently 122 parking spaces and they are adding 25 parking spaces.

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Trustee Report

Trustee Liaison Pryde stated that at a workshop last week, the Village Board talked about potential changes to the sign code. He also stated they will soon begin the process to update the Comprehensive Plan specifically in the downtown and plan to finish that within nine months. He stated that the Village Board has passed a Tobacco 21 ordinance and a resolution recommending restrictions on the use of certain weapons. Trustee Liaison Pryde also stated there seems to be a consensus among the Village Board that the best location to build a parking garage would be within the lot behind the Civic Center that would add 200-280 spaces so that will be studied further.

Chairperson Report

Acting Chairperson Heming-Littwin asked that everyone be sure to respond regarding Monday night. She also stated that Plan Commissioner Loftus will be leaving the Plan Commission after the next meeting. She also mentioned that secretary Barbara Utterback is leaving the Plan Commission after over 20 years.

Staff Report

Director of Planning and Development Hulseberg stated that she was not sure if there would be a Plan Commission meeting in two weeks. She also stated that approximately five text amendments and 13 sign code amendments will be coming before the Plan Commission in the near future. She also stated that a Request for Proposal for the Comprehensive Plan will be released next week. She also stated they are receiving some quotes on the valet study.

Plan Commissioner Hartweg moved, seconded by Plan Commissioner Fanella, to close the public hearing at 8:41 p.m. The motion carried unanimously by voice vote.

Respectfully submitted,

Barbara Utterback
Recording Secretary

John Sterrett
Village Planner

Attachment: May 10, 2018 Plan Commission Meeting Minutes (3367 : 5.10.18 PC Minutes)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/14/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Public Hearing
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3369)

DOC ID: 3369

**Public Hearing - 375-395 Roosevelt Road & 681 Taft Avenue - LM
Commercial Development Variations from Subdivision Regulations
Code and Zoning Code and PUD Amendment**

ATTACHMENTS:

- PC Staff Report 6.14.18 (PDF)
- Aerial Photo (PDF)
- Public Hearing Notice (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing Labels for Public Hearing Notice (PDF)
- Section 10-10-12(E) and F of the Zoning Code (PDF)
- Section 11-3-11 of the Subdivision Code(PDF)
- Petitioner's Application Packet (PDF)

STAFF REPORT

TO: Glen Ellyn Plan Commission
FROM: John Sterrett, Planner
DATE: June 8, 2018
FOR: June 14, 2018 Plan Commission Meeting
SUBJECT: Public Hearing – 375-395 Roosevelt Road & 681 Taft Avenue – LM Commercial Variations from Subdivision Regulations Code and Zoning Code, PUD Amendment

PETITIONER: The petitioner is LM Commercial Development, owner of the property located at 375-395 Roosevelt Road and 681 Taft Avenue, represented by Ken Adams of LM Commercial Development.

REQUEST: Public Hearing regarding an application for approval of variations from the Subdivision Regulations Code and the Zoning Code to allow existing overhead ComEd utility lines to remain above ground on the subject property and in the adjacent public right-of-way in lieu of burying all utility lines.

In order to accommodate the project, the petitioner is specifically requesting approval of the following:

A. The following variations from the Subdivision Regulations Code:

1. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 215 linear feet of existing overhead ComEd utility lines to remain above ground on the north side of the adjacent Taft Avenue right-of-way running east-west, adjacent to Lots 3 of 4 of the development, in lieu of being buried.
2. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 58 linear feet of existing overhead ComEd utility lines to remain above ground in the Taft Avenue right-of-way running north-south, between the Lot 3 and Lot 5 of the development, in lieu of being buried.

B. The following variations from the Zoning Code:

1. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 130 linear feet of existing overhead ComEd utility lines running north-south to remain above ground, on the west side of Lot 5 of the development, in lieu of being buried.
2. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 256 linear feet of existing overhead ComEd utility lines running east-west to remain above ground, on the south side of Lot 5 of the development, in lieu of being buried.
3. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to

allow 71 linear feet of existing overhead ComEd utility lines running east-west to remain to remain above ground on Lot 4 of the development in lieu of being buried.

4. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 88 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground on Lot 4 of the development in lieu of being buried.

C. An Amendment to the Planned Unit Development to allow certain Existing Overhead ComEd Utilities to remain aboveground.

**PUBLIC
HEARING:**

A notice of the public hearing for the requested approvals was published in the May 30, 2018 edition of the Daily Herald. Property owners within 250 feet of the property were notified by mail of the public hearing and placard signs were placed on the site.

**SITE
CONDITIONS:**

The subject property is made up of 4.11 acres and currently being used for Leslie Car Wash on the western portion of the property (Lot 4). The remainder of the site was previously used for Enterprise Rent-A-Car rental service which recently relocated to the property at 404 Roosevelt Road. The building on the property previously occupied by Enterprise is now vacant and will be demolished for future development.

The portion of the property at 375-395 Roosevelt Road is located in the C3 Service Commercial District and the portion of the property at 681 Taft Avenue is in the C4 Office District.

**SURROUNDING
CONDITIONS:**

The surrounding land uses primarily consist of commercial with some office and recreation. Zoning in the surrounding area is C3 along Roosevelt Road with C4 and CR along Taft Avenue. Specifically, the surrounding land uses are as follows:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North: Commercial (Retail/Restaurant uses)	C3 Service Commercial District
South: Village Links Golf Course	CR Conservation District
East: Commercial (Alfie's Inn)	C3 Service Commercial District
West: Commercial (Mattress Firm)	C3 Service Commercial District

**PROJECT
SUMMARY:**

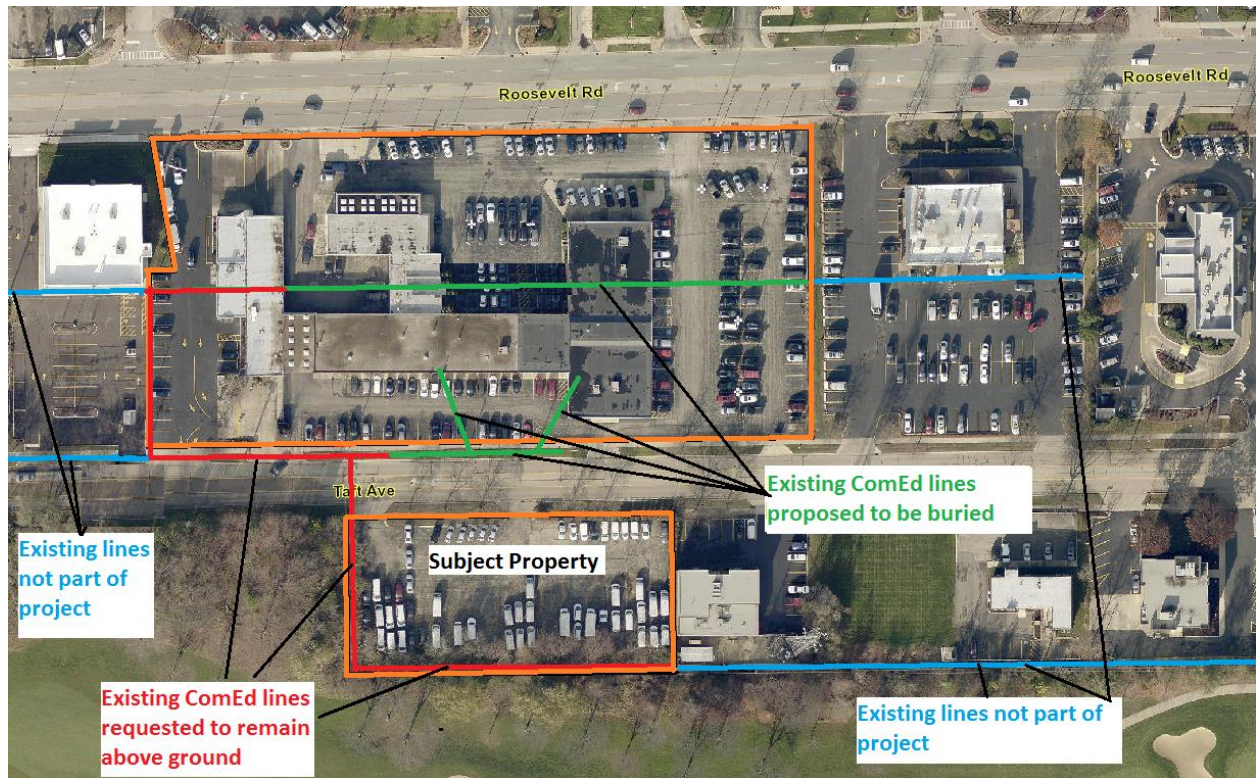
The petitioner received several approvals from the Village Board on November 13, 2017 to redevelop the property for three drive-thru restaurants and a future undetermined use on the Taft Avenue parcel. These approvals included a Major Subdivision to divide the property into five lots, a Preliminary Planned Unit Development (PUD) for the entire site, a Final PUD for Lot 1, and a Special Use Permit for Lot 1 to develop an Andy's Frozen Custard with a drive-thru. A

future Buona Beef with a drive-thru is proposed for Lot 3. No tenant has been secured for Lots 2 or 5 of the development. Leslie Car Wash will remain on Lot 4 and may undergo some site improvements.

As a PUD, the property is required to place **all existing** and **proposed** utility lines underground **within the boundaries of the PUD**, per Section 10-7-5(B) of the Zoning Code. Furthermore, as a Subdivision, the property is required to place **all existing and proposed utilities in the adjacent rights-of-way underground**, per Section 11-4-8 of the Subdivision Regulations Code. This includes the existing overhead utilities located in the Taft Avenue right-of-way. At the time of Preliminary PUD approval, the petitioner proposed burying all existing and proposed utilities both within the boundaries of the PUD and in the adjacent Taft Avenue right-of-way.

As part of the review process for the site development permit for the property, the petitioner has been working with the appropriate utility companies to relocate all existing above ground utilities underground, both on the property and the in the right-of-way. The petitioner is proposing to place all existing above ground utilities in the Taft Avenue right-of-way underground with the exception of a portion of the ComEd lines. The petitioner is now requesting that 215 linear feet of the existing overhead ComEd lines on the north side of Taft Avenue running east-west remain above ground as well as 58 linear feet of the existing overhead ComEd lines traveling north-south perpendicular to the Taft Avenue right-of-way be allowed to remain in the Taft Avenue right-of-way. The remaining 120 linear feet of the existing overhead ComEd lines in the Taft Avenue right-of-way are proposed to be buried.

The petitioner is proposing that all existing and proposed utilities on the property will be placed underground with the exception of the existing overhead ComEd lines located on Lot 4 and Lot 5 – 545 total linear feet. The petitioner is now requesting that these existing lines remain above ground. The illustration on the following page identifies the existing ComEd lines proposed to be buried and the lines requested to remain above ground.



Legend:

Orange – Subject property

Red – Existing Overhead ComEd lines to Remain Above Ground

Green – Existing Overhead ComEd lines to be Placed Underground

Blue – Existing Utility Not Part of Project

Over the last several months the petitioner has discussed burying all existing overhead ComEd lines with ComEd. The petitioner has indicated to staff that burying all existing overhead ComEd lines would be cost prohibitive and would make the project financially unfeasible. The petitioner is therefore seeking a variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow the existing ComEd lines on Lot 4 and Lot 5 to remain above ground and a variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow a portion of the existing overhead ComEd lines in the adjacent Taft Avenue right-of-way to remain above ground.

PLAN COMMISSION ACTION:

The Plan Commission is being asked to conduct a public hearing on the requests for variations and PUD Amendment to allow a portion of the existing overhead ComEd lines to remain above ground in the adjacent Taft Avenue right-of-way and to allow all the existing overhead ComEd lines on Lot 4 and Lot 5 to remain above ground. The Plan Commission should consider the petitioner's request for these approvals and make a recommendation to the Village Board for approval, approval with conditions or denial. In reviewing the applications, the Commission should consider the following criteria:

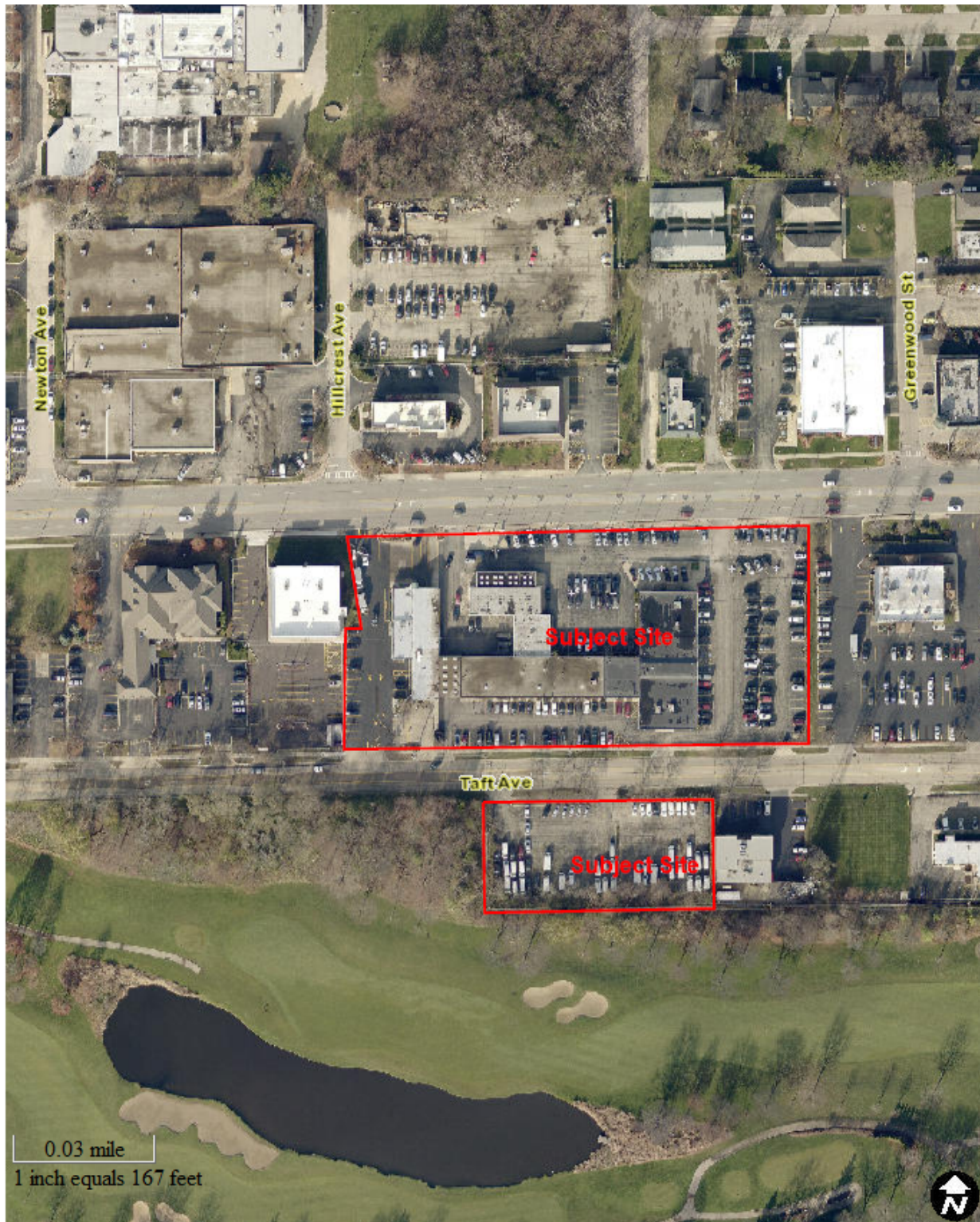
- Section 10-10-12(E) and (F) of the Zoning Code
- Section 11-3-11 of the Subdivisions Regulations Code.

ATTACHMENTS:

- Aerial Photo
- Zoning Map
- Certificate of Notice of Public Hearing
- Location Map for Public Hearing Notice
- Mailing Labels for Public Hearing Notice
- Section 10-10-12(E) and (F) of the Zoning Code
- Section 11-3-11 of the Subdivisions Regulations Code.
- Petitioner's Application Packet

cc: Staci Hulseberg, Planning and Development Director
Ken Adams, LM Commercial Development

X:\PLANDEV\PLANNING\DEVELOPMENT PROJECTS\ROOSEVELT\ROOSEVELT 395, LM
COMMERCIAL DEVELOPMENT PUD, SUP, SV, SUB, EAR\UTILITY VARIATION\PC STAFF REPORT
6.14.18.DOC



Map created on June 8, 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

LM Commercial Development, LLC is requesting approval for the properties located at 375-395 Roosevelt Road and 681 Taft Avenue for a variation from the Subdivision Regulations Code and the Zoning Code to allow existing Commonwealth Edison overhead utility lines to remain above ground in lieu of being buried. The subject property is located in the C3 Service Commercial District and is legally described as follows:

PARCEL 1:

LOTS 9 THROUGH 17, BOTH INCLUSIVE, (EXCEPT THE NORTH 5 FEET OF SAID LOTS) AND LOTS 18 THROUGH 26, BOTH INCLUSIVE, TOGETHER WITH THE WEST ½ OF VACATED ALLEY, (EXCEPT THE NORTH 5 FEET THEREOF) LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 9 AND 26, PER DOCUMENT NO. R84-59324, IN BLOCK 81 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 11 THROUGH 15, BOTH INCLUSIVE, IN BLOCK 79 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

THE EAST HALF OF VACATED HILLCREST AVENUE (EXCEPT THE NORTH 5 FEET THEREOF) (VACATED PER PLAT OF VACATION RECORDED AS DOCUMENT R84-59323) TOGETHER WITH THAT PART OF THE WEST HALF OF VACATED HILLCREST AVENUE LYING SOUTH OF THE SOUTH LINE OF ROOSEVELT ROAD AND NORTH OF THE NORTH LINE OF TAFT AVENUE IN WHEATON ESTATES, VACATED BY ORDINANCE RECORDED NOVEMBER 9, 1988 AS DOCUMENT R88-129113, WHICH IS LYING WITHIN LOT 1 IN GRANDMA SALLY'S ASSESSMENT PLAT RECORDED SEPTEMBER 12, 2001 AS DOCUMENT R2001-193452, ALL FALLING WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-22-202-025, 05-22-203-004, 05-22-203-005, 05-22-207-005, 05-23-100-009, 05-23-100-023, 05-23-100-025, 05-23-100-026, 05-23-100-027, 05-23-102-001, and 05-23-102-002

Before the Glen Ellyn Village Board can consider the request for approval of a variation from the Subdivision Regulations Code, the Plan Commission must conduct a public hearing. The Plan

Commission will conduct a public hearing on **Thursday, June 14, 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 requests in order to allow the existing Commonwealth Edison overhead utility lines to remain above ground 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 from the Glen Ellyn Subdivision Regulations Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 215 linear feet of existing Commonwealth Edison overhead utility lines to remain above ground on the north side of the Taft Avenue right-of-way running east-west adjacent to Lots 3 of 4 of the development in lieu of being buried.
2. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 58 linear feet of existing Commonwealth Edison overhead utility lines to remain above ground in the Taft Avenue right-of-way traveling north-south between the adjacent Lot 3 and Lot 5 of the development in lieu of being buried.
3. Any other relief from the Village of Glen Ellyn Subdivision Code necessary to allow the existing Commonwealth Edison overhead utility lines to remain above ground as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The Plan Commission will consider the following Variations from the Glen Ellyn Subdivision Regulations Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 130 linear feet of existing Commonwealth Edison overhead utility lines running north-south to remain to remain above ground on the west side of Lot 5 of the development in lieu of being buried.
2. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 256 linear feet of existing Commonwealth Edison overhead utility lines running east-west to remain above ground on the south side of Lot 5 of the development in lieu of being buried.
3. Any other relief from the Village of Glen Ellyn Zoning Code necessary to allow the existing Commonwealth Edison overhead utility lines to remain above ground as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

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 8:00am and 4:30pm 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 hearing 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 24 hours in advance of the meeting.

John Sterrett
Village Planner

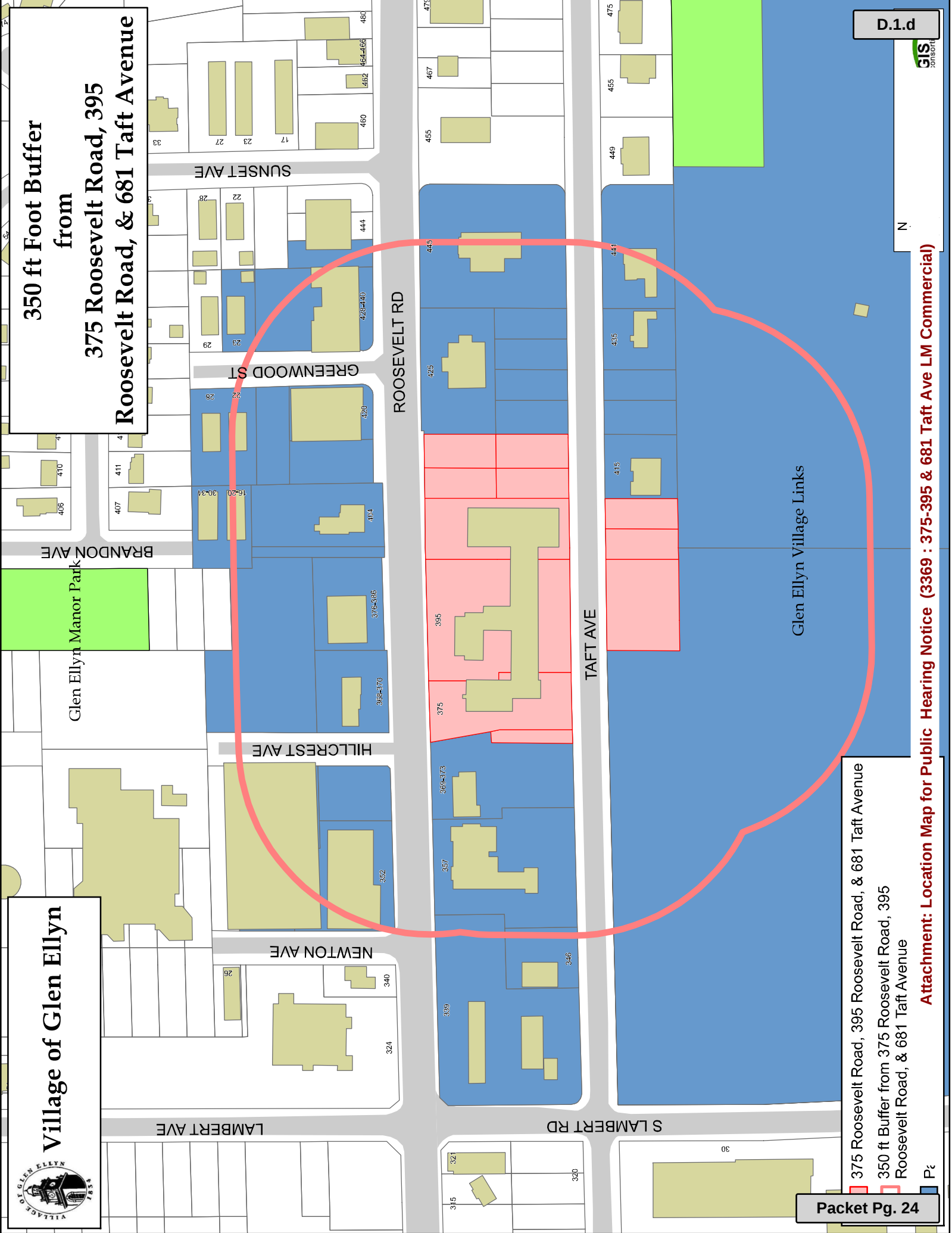
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Attachment: Public Hearing Notice (3369 : 375-395 & 681 Taft Ave LM Commercial)



Village of Glen Ellyn

350 ft Foot Buffer
from
375 Roosevelt Road, 395
Roosevelt Road, & 681 Taft Avenue



375 Roosevelt Road, 395 Roosevelt Road, & 681 Taft Avenue
350 ft Buffer from 375 Roosevelt Road, 395
Roosevelt Road, & 681 Taft Avenue

Attachment: Location Map for Public Hearing Notice (3369 : 375-395 & 681 Taft Ave LM Commercial)

435 TAFT LLC
22W435 AHLSTRAND
GLEN ELLYNIL60137

CHAD
531 E ROOSEVELT RD
WHEATONIL60187

COMMUNITY BK WHEATON/GE
357 ROOSEVELT RD
GLEN ELLYNIL60137

COMMUNITY HOUSING DUPAGE
35 W ST CHARLES RD, UNIT C
VILLA PARKIL60181

DREISILKER ELECTRIC MOTOR
352 ROOSEVELT RD
GLEN ELLYNIL60137

HRDS GLEN ELLYN IL LLC
275 COLERIDGE ST
BROOKLYNNY11235

J A MEYER DEVELOPMENT INC
5826 GROVE RD
OSWEGOIL60543

JW GLEN ELLYN LLC
1144 W FULTON ST
CHICAGOIL60607

KBP FOODS
8900 INDIAN CREEK PKW
OVERLAND PARKKS66210

KDP ROOSEVELT 369 LLC
515 N STATE ST
CHICAGOIL60654

KLM LLC
26-59 BLACKWOOD CT
LANARKIL61046

MC DONALDS USA LLC
PO Box 182571
COLUMBUSOH43218

MJ SUBURBAN PROPERTIES
441 TAFT AVE
GLEN ELLYNIL60137

RED CROWN INVESTMENTS LLC
446 MORRIS AVE
MUNDELEINIL60060

ROOSEVELT ROAD LLC
1 TIMBER CT
BOLINGBROOKIL60606

SAMUELS HOWARD-RECEIVER
350 N LA SALLE ST
CHICAGOIL60654

VAN WINKEL TOM
415 TAFT AVE
GLEN ELLYNIL60137

VLAGOS PETER
1219 E TAFT AVE
WHEATONIL60189

ZERVAKIS ERRIKOS & TOULA
425 ROOSEVELT RD
GLEN ELLYNIL60137

10-10-12. - Variations.

- (A) Variations shall be classified into the following:
1. Administrative variations, which are minor variations to the Village's bulk regulations for existing single family, detached structures including:
 - (a) Lot coverage ratio variances less than or equal to ten percent of the lot coverage ratio requirement on structures greater than one-story; and
 - (b) Yard setback variances less than 20 percent of the setback requirement; and
 2. Variations, which are all other requests for relief that do not meet the criteria for administrative variation;
- (B) A petition or application for either type of variation shall be filed with the Director of Planning and Development, and shall contain at least the following information:
1. The name, address and phone number of the applicant, pursuant to section 10-10-10 of this chapter;
 2. The legal description, common address and permanent index number of the property to be benefited by the variation;
 3. Identification of the provisions of this title from which the variation is sought;
 4. A description of the proposed use and/or variation, including a dimensioned site plan or plat. The dimensioned site plan or plat need not be prepared by an architect or engineer;
 5. A brief summary of the factual evidence upon which the applicant will rely to show that the standards for variation will be met;
- (C) The Planning and Development Director shall review all applications for administrative variation and determine if the request meets the requirements for administrative approval. If the Director determines that the request meets the standards described herein, a copy of the variation application shall be sent by the Village by certified mail at the property owner's expense, to property owners within a one property radius, excluding the right-of-way, of the subject property. If there are no written objections filed with the Director of Planning and Development within 15 days of sending such notice, the administrative variation will be granted. If an administrative variation is not granted, the applicant may

apply for a variation to be heard by the Zoning Board of Appeals. The Planning and Development Director shall send a letter to the petitioner indicating if the administrative variation was approved or denied.

- (D) Upon application for a variation, the Zoning Board of Appeals, after giving notice as provided herein and by the Illinois Compiled Statutes, shall conduct a public hearing. The Zoning Board of Appeals shall also conduct public hearings and make recommendations to the Village Board regarding requested variations from bulk regulations applicable to single-family lots in planned unit developments, in accordance with the procedures established for other variations in this title, provided the conditions set forth in subsection 10-10-15(F) of this chapter have been met. Any property owners' association related to the planned unit development shall be notified of any proposed variations from bulk regulations in the same manner as that required for surrounding property owners in subsection 10-10-11(B) of this chapter;

- (E) The Planning and Development Director shall not vary the provisions of this title, nor shall the Zoning Board of Appeals recommend, and the Village Board vary, the provisions of this title, except in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any regulation of this title relating to the use, construction or alteration of buildings or structures or the use of land, and unless it shall have made findings based upon the evidence presented to it in the following cases:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted, will not alter the essential character of the locality; or
2. That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality;

- (F) For the purpose of supplementing the above standards, in consideration of granting an administrative variation or recommending approval of a variation, the Planning and Development Director or the Zoning Board of Appeals shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

- 1.

That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. That the proposed variation will not:
 - (a) Impair an adequate supply of light and air to adjacent property;
 - (b) Substantially increase the hazard from fire or other dangers to said property or adjacent property;
 - (c) Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
 - (d) Diminish or impair property values within the neighborhood;
 - (e) Unduly increase traffic congestion in the public streets and highways;
 - (f) Create a nuisance; or
 - (g) Result in an increase in public expenditures;
7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure;
8. In the case of a planned unit development, that the granting of the variation will not significantly compromise the character and concept of the planned unit development;

(G) No variation from the provisions of chapter 6, "Flood Hazard And Land Use Regulations", of this title shall be recommended or granted unless the evidence presented at the public hearing establishes the following facts in addition to those facts required for any other variation:

1. For a variation from the requirements of this title that would result in a

structure not being protected to the elevation of the base flood that:

- (a) The structure is to be located on a lot contiguous to and surrounded by lots with existing structures constructed below the base flood level;
 - (b) The applicant has acknowledged that such construction below the base flood level will increase the risks to life and property and that the applicant proceeds with knowledge of these risks; and
 - (c) Any variation is contingent upon the applicant obtaining approval from other agencies having jurisdiction, when the variance violates the requirements of such agencies;
- 2. For a variation from the requirements of this title that would significantly impede or increase the flow and passage of floodwaters that:
 - (a) The use will not result in an increased flood height greater than 0.1 feet within the designated regulatory floodway;
 - (b) The resulting increase in the base flood elevation will not affect any existing structures or utilities;
 - (c) The owners of the properties affected by the increased base flood elevation are compensated for the resulting effect on property values, and they give their written agreement to granting the variation; and
 - (d) The resulting increased flood elevations will not affect any flood protection structures;
- (H) The Planning and Development Director is not required to approve the full variation requested, nor is the Zoning Board of Appeals required to recommend approval of the full variation requested, when a variation of less extent than that contained in the request is more appropriate;
- (I) The Zoning Board of Appeals may recommend and the Planning and Development Director or Village Board may require such conditions and restrictions upon the premises benefited by a variation as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize the injurious effect of such variations upon other property in the neighborhood, and to better promote and implement the general intent of this title;
- (J) No variation shall be granted except by ordinance duly passed and approved by the President and Village Board after public hearing and written findings of fact and recommendation from the Zoning Board of Appeals. Without further public hearing, the Village Board may grant, deny or amend the recommendation for

variation. Every variation which is granted by ordinance of the Village Board shall be accompanied by findings of fact and shall refer to any exhibit containing plats and specifications for the proposed variation, which exhibit shall remain a part of the permanent records of the Zoning Board of Appeals. The terms of relief granted shall be specifically set forth separate from the findings of the ordinance.

(Ord. 3617, 5-8-1989, eff. 6-1-1989; amd. Ord. 3953, 9-28-1992; Ord. 6520, 7-24-2017)

11-3-11. - Variances.

- (A) Where extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternate proposal, the Village may approve variances to this title so that substantial justice may be done and public interest secured, provided that the variance shall not have the effect of nullifying the intent and purpose of this title.
- (B) All requests for variances to this title shall be forwarded to the Plan Commission for review and recommendation to the Village Board. The Village Board shall then approve, deny or conditionally approve the requested variance.
- (C) The Plan Commission shall not recommend approval of a variance nor shall the Village Board grant approval of a variance unless it determines that:
 - 1. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements;
 - 2. The conditions upon which the request is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property; and
 - 3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.
- (D) For the purpose of supplementing the above standards, the Plan Commission and Village Board shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorable to the applicant:
 - 1. That the variation, if granted, will not alter the essential character of the locality;
 - 2. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 - 3. That the proposed variation will not:
 - (a) Diminish or impair property values within the neighborhood;
 - (b) Unduly increase traffic congestion in the public streets and highway; or
 - (c) Result in an increase in public expenditures; and
 - 4. That the variation is the minimum variation that will make possible the

reasonable use of the land;

5. Whether or not the alleged difficulty or particular hardship has been created by any person presently having an interest in the property or by the applicant.
- (E) The Plan Commission shall forward a written recommendation on the request for a variance to the Village Board that shall set forth the reasons on which the Plan Commission's recommendation is based.
 - (F) In approving variances, the Plan Commission may recommend and the Village Board may require such conditions as will in its judgment, secure substantially the purposes described in section 11-1-4 of this title.
 - (G) A petition for any variance shall be submitted in writing by the subdivider at the time when the plat is filed for the consideration by the Plan Commission. The petition shall state fully the grounds for the application and all of the facts relied upon by the petitioner.
 - (H) Whenever a variance is requested under this title, the Plan Commission shall hold a public hearing thereon. Notice of the time and place of such hearing shall be published according to the procedures set forth in subsection 11-3-4(B) of this chapter.

(Ord. 5334, 2-28-2005)

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

APPLICATION FOR VARIATION

CLEAR PAGE

For the property at **375-395 Roosevelt Road** Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village 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 Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

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

Name: **LM Commercial Development**
 Address: **115 W. 55th St, Suite 300, Clarendon Hills, IL 60514**
 Home Phone No.: **630-560-2806** Cell Phone No.: **630-222-4527**
 Fax No.: **630-560-2821**
 E-mail: **kadams@lmteam.com**

Ownership Interest in the Property in Question:

Owner

Attachment: Petitioner's Application Packet (3369 : 375-395 & 681 Taft Ave LM Commercial)

CLEAR PAGE

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

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

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

LM Value Development I, LLC

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

N/A

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

YES ☐

NO ☒

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

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

YES ☐

NO ☒

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

Attachment: Petitioner's Application Packet (3369 : 375-395 & 681 Taft Ave LM Commercial)

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III. PROPERTY INFORMATION:Common address: **375-395 Roosevelt Road**Permanent tax index number: **See attached**

Legal description:

See attachedZoning classification: **C-3 Roosevelt Road, C-4 Taft Parcel**

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

Present use: _____

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

Variation from Section 10-7-5 of the Zoning Code to permit Commonwealth Edison utility poles to remain above ground along Taft Avenue on Lots 3,4 and 5 of the PUD. Commonwealth Edison has been issued a permit by the Village for the utility plan they have submitted for Lots 1 through 4 of the PUD.

Estimated date to begin construction: **06/15/18**

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

Metz & Company, 826 East Maple Street, Lombard, Illinois, 60148
Civil Works Consulting LLC, 3343 N. Neva Avenue, Chicago, IL 60634

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

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

A. Standards Applicable to All Variations Requested:

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

Commonwealth Edison has an existing "Upfeed Pole" which houses numerous transformers which currently service existing businesses and which will be the source to feed a new "Downfeed Pole" in order to facilitate underground

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

In order to comply with the provisions of Section 10-7-5 of the Zoning Code, i.e., all services to be underground, an expenditure of approximately \$500,000 would be required. This expenditure would render the project to be infeasible.

OR

Attachment: Petitioner's Application Packet (3369 : 375-395 & 681 Taft Ave LM Commercial)

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

The unique provisions of Section 10-7-5 of the Zoning Code apply to a PUD. Development of individual properties is not subject to these provisions.

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

The essential character of the locality of the property will be unaffected.

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

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

As described in Sectionv-A-2a, a financial hardship will be suffered.

CLEAR PAGE

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

Section 10-7-5 of the Zoning Code is not generally applied to other property within the same zoning district, only to a PUD.

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

The purpose of the variation is to allow the project to go forward without hardship.

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

This hardship has been created by the unique nature of the utility services affected.

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

The public welfare is unchanged by this variation and not injurious to others.

Attachment: Petitioner's Application Packet (3369 : 375-395 & 681 Taft Ave LM Commercial)

CLEAR PAGE

6. Provide evidence that the proposed variation will not:

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

The supply of light and air to adjacent property will not be impacted.

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

This variation likely will decrease the hazard from fire or other dangers to the property in question or adjacent property.

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

There will be no impact on the public health, safety, comfort, morals or general welfare of inhabitants of the Village.

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

There will be no impact on property values by this variation.

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

There will be no traffic impact on the public streets.

- f. Create a nuisance; or

The planned Commonwealth Edison installation reduces the number of poles approved previously which is an enhancement, not a nuisance.

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- g. Results in an increase in public expenditures.

The planned Commonwealth Edison installation will be funded by the developer.

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

Numerous options have been explored for Commonwealth Edison services to Lots 1 through 4. Every option retains the “Upfeed Pole” to provide the main source of electrical power to the PUD properties. The option for which a permit has been issued is the only option that is financially feasible.

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

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

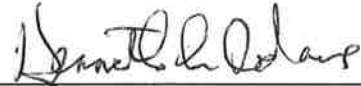
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I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

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

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

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

<u>5/11/18</u>	<u>KENNETH L. ADAMS</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: Petitioner's Application Packet (3369 : 375-395 & 681 Taft Ave LM Commercial)

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

APPLICATION FOR VARIATION

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For the property at **375-395 Roosevelt Road** Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village 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 Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

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

Name: **LM Commercial Development**

Address: **115 W. 55th St, Suite 300, Clarendon Hills, IL 60514**

Home Phone No.: **630-560-2806** Cell Phone No.: **630-222-4527**

Fax No.: **630-560-2821**

E-mail: **kadams@lmteam.com**

Ownership Interest in the Property in Question:

Owner

Attachment: Petitioner's Application Packet (3369 : 375-395 & 681 Taft Ave LM Commercial)

CLEAR PAGE

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

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

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

LM Value Development I, LLC

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

N/A

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

YES ☐

NO ☒

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

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

YES ☐

NO ☒

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

Attachment: Petitioner's Application Packet (3369 : 375-395 & 681 Taft Ave LM Commercial)

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III. PROPERTY INFORMATION:Common address: **375-395 Roosevelt Road**Permanent tax index number: **See attached**

Legal description:

See attachedZoning classification: **C-3 Roosevelt Road, C-4 Taft Parcel**

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

Present use: _____

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

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

Variation from Section 11-4-8(A) of the Subdivision Regulations Code to permit Commonwealth Edison utility poles and lines to remain above ground in the Taft Avenue right-of-way adjacent to lots 3 and 4, including the utilities crossing Taft Avenue from Lot 3 to Lot 5, and the utility poles and lines on Lot 5. Commonwealth Edison has been issued a permit by the Village for the utility plan they have submitted for Lots 1 through 4 of the PUD.

Estimated date to begin construction: **06/15/18**

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

Metz & Company, 826 East Maple Street, Lombard, Illinois, 60148
Civil Works Consulting LLC, 3343 N. Neva Avenue, Chicago, IL 60634

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

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

A. Standards Applicable to All Variations Requested:

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

Commonwealth Edison has an existing "Upfeed Pole" to feed a new "Downfeed Pole" in order to facilitate underground. The overhead lines serving the Taft Parcel continue along the south property line beyond the Taft parcel to the east also serving many additional properties, including the cell tower.

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

In order to comply with the provisions of Section 11-4-8(A) of the Subdivision Regulations Code, i.e., all services to be underground, an expenditure of approximately \$500,000 would be required. This expenditure would render the project to be infeasible.

OR

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

The unique provisions of Section 11-4-8(A) of the Subdivision Regulations Code apply to a PUD. Development of individual properties is not subject to these provisions.

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

The essential character of the locality of the property will be unaffected. The two Commonwealth Edison poles which are to remain north of Taft Avenue are along the south property line of Lots 3 & The two Commonwealth Edison poles which are to remain north of Taft Avenue are along the south property line of Lots 3 & 4 of the PUD. Additional landscaping will screen these poles.

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

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

As described in Sectionv-A-2a, a financial hardship will be suffered. It should be noted that all utilities will be underground with the exception of the two Commonwealth Edison poles on Lots 3 & 4 on the Roosevelt side of Taft. The Taft Parcel service will remain above ground. CivWorks Sheet C-3.0 identifies the poles that will remain.

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

Section 11-4-8(A) of the Subdivision Regulations Code is not generally applied to other property within the same zoning district, only to a PUD.

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

The purpose of the variation is to allow the project to go forward without hardship.

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

This hardship has been created by the unique nature of the utility services affected.

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The supply of light and air to adjacent property will not be impacted.

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

This variation likely will decrease the hazard from fire or other dangers to the property in question or adjacent property.

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

There will be no impact on the public health, safety, comfort, morals or general welfare of inhabitants of the Village.

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

There will be no impact on property values by this variation.

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

There will be no traffic impact on the public streets.

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The planned Commonwealth Edison installation will be funded by the developer.

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

Numerous options have been explored for Commonwealth Edison services to Lots 1 through 4. Every option retains the “Upfeed Pole” to provide the main source of electrical power to the PUD properties. The option for which a permit has been issued is the only option that is financially feasible.

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

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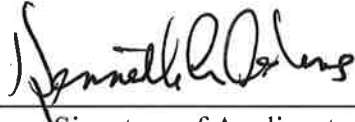
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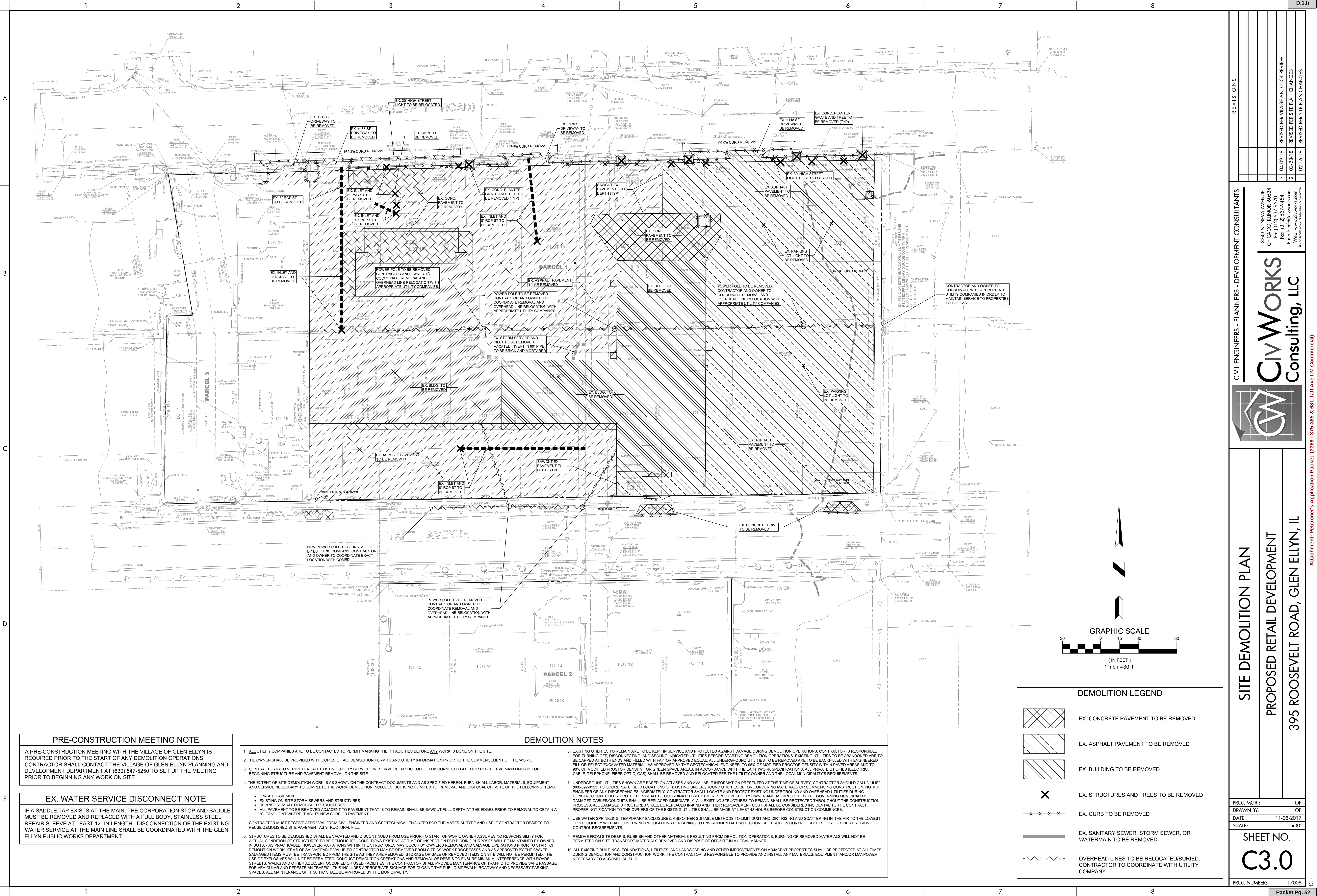
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I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

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

<u>5-22-18</u>	<u>KENNETH L. ADAMS</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: Petitioner's Application Packet (3369 : 375-395 & 681 Taft Ave LM Commercial)



PRE-CONSTRUCTION MEETING NOTE

A PRE-CONSTRUCTION MEETING WITH THE VILLAGE OF GLEN ELLYN IS REQUIRED PRIOR TO THE START OF ANY DEMOLITION OPERATIONS. CONTRACTOR SHALL CONTACT THE VILLAGE OF GLEN ELLYN PLANNING AND DEVELOPMENT DEPARTMENT AT (630) 547-5250 TO SET UP THE MEETING PRIOR TO BEGINNING ANY WORK ON SITE.

EX. WATER SERVICE DISCONNECT NOTE

IF A SADDLE TAP EXISTS AT THE MAIN, THE CORPORATION STOP AND SADDLE MUST BE REMOVED AND REPLACED WITH A FULL BODY, STAINLESS STEEL REPAIR SLEEVE AT LEAST 12" IN LENGTH. DISCONNECTION OF THE EXISTING WATER SERVICE AT THE MAIN LINE SHALL BE COORDINATED WITH THE GLEN ELLYN PUBLIC WORKS DEPARTMENT.

DEMOLITION NOTES

- ALL UTILITY COMPANIES ARE TO BE CONTACTED TO PERMIT MARKING THEIR FACILITIES BEFORE ANY WORK IS DONE ON THE SITE.
- THE OWNER SHALL BE PROVIDED WITH COPIES OF ALL DEMOLITION PERMITS AND UTILITY INFORMATION PRIOR TO THE COMMENCEMENT OF THE WORK.
- CONTRACTOR IS TO VERIFY THAT ALL EXISTING UTILITY SERVICE LINES HAVE BEEN SHUT OFF OR DISCONNECTED AT THEIR RESPECTIVE MAIN LINES BEFORE BEGINNING STRUCTURE AND PAVEMENT REMOVAL ON THE SITE.
- THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICE NECESSARY TO COMPLETE THE WORK. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFF-SITE OF THE FOLLOWING ITEMS:
 - ON-SITE PAVEMENT
 - EXISTING ON-SITE STORM SEWERS AND STRUCTURES
 - DEBRIS FROM ALL DEMOLISHED STRUCTURES
 - ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
- STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM SITE AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. THE CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC TO PROVIDE SAFE PASSAGE FOR VEHICULAR AND PEDESTRIAN TRAFFIC. THIS INCLUDES APPROPRIATE SIGNAGE FOR CLOSING THE PUBLIC SIDEWALK, ROADWAY AND NECESSARY PARKING SPACES. ALL MAINTENANCE OF TRAFFIC SHALL BE APPROVED BY THE MUNICIPALITY.
- EXISTING UTILITIES TO REMAIN ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
- UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASSES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL, COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
- REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
- ALL EXISTING BUILDINGS, FOUNDATIONS, UTILITIES, AND LANDSCAPING AND OTHER IMPROVEMENTS ON ADJACENT PROPERTIES SHALL BE PROTECTED AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION WORK. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ANY MATERIALS, EQUIPMENT, AND/OR MANPOWER NECESSARY TO ACCOMPLISH THIS.

DEMOLITION LEGEND

- EX. CONCRETE PAVEMENT TO BE REMOVED
- EX. ASPHALT PAVEMENT TO BE REMOVED
- EX. BUILDING TO BE REMOVED
- EX. STRUCTURES AND TREES TO BE REMOVED
- EX. CURB TO BE REMOVED
- EX. SANITARY SEWER, STORM SEWER, OR WATERMAIN TO BE REMOVED
- OVERHEAD LINES TO BE RELOCATED/BURIED. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY

SITE DEMOLITION PLAN

PROPOSED RETAIL DEVELOPMENT

395 ROOSEVELT ROAD, GLEN ELLYN, IL

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

CivWorks
Consulting, LLC

3343 N. NEVA AVENUE
CHICAGO, ILLINOIS 60634
Ph: (312) 637-9270
Fax: (312) 637-9424
Email: info@civworks.com
WWW.CIVWORKS.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	02-16-18	REVISED PER SITE PLAN CHANGES
2	03-23-18	REVISED PER SITE PLAN CHANGES
3	04-09-18	REVISED PER VIAGE AND DOT REVIEW

PROJ. MGR.: OP
DRAWN BY: OP
DATE: 11-08-2017
SCALE: 1"=30'
SHEET NO. C3.0
PROJ. NUMBER: 17008











BUONA COMPANIES

— A HOSPITALITY & CULINARY FAMILY —

June 8th, 2018

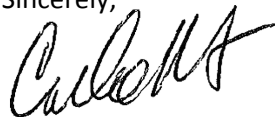
Village of Glen Ellyn
Attn: John Sterrett
535 Duane St.
Glen Ellyn, IL 60137

RE: 395 Roosevelt Rd. – ComEd Utilities

Dear John:

As a planned tenant of this development, please accept this letter of support in Lagestee Mulder's (LM) pursuit of variance to Subdivision Regulations Code in order to bury, underground, only a portion of the existing overhead ComEd lines. We have come to learn that the project is in dire jeopardy of not moving forward if this variance is not granted. This is of serious concern to us, as we have invested significant time, money and human capital into readying operations to enter the marketplace of your village. We hope that the village sees the value in moving this project forward in order to reap the benefits of the addition of Buona Beef, and like retailers to your community. Thank you in advance for your time and consideration.

Sincerely,

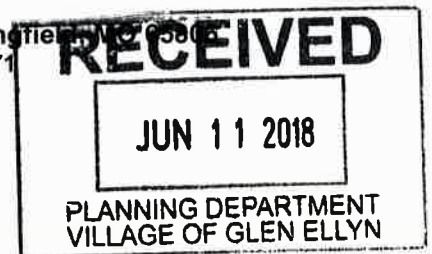


Carlo Buonavolanto
Buona Beef

Attachment: Petitioner's Application Packet (3369 : 375-395 & 681 Taft Ave LM Commercial)



Andy's Frozen Custard Companies • 211 E. Water St. • Springfield, IL 62760
417-881-3500 • 888-60-ANDYS • Fax: 417-881-3571



June 6, 2018

Village of Glen Ellyn
Attn: John Sterrett
535 Duane St.
Glen Ellyn, IL 60137

RE: 395 Roosevelt Rd. – ComEd Utilities

Dear John:

As a planned tenant of this development, please accept this letter of support in Lagestee Mulder's (LM) pursuit of variance to Subdivision Regulations Code in order to bury, underground, only a portion of the existing overhead ComEd lines. We have come to learn that the project is in dire jeopardy of not moving forward if this variance is not granted. This is of serious concern to us, as we have invested significant time, money and human capital into readying operations to enter the marketplace of your village. We hope that the village sees the value in moving this project forward in order to reap the benefits of the addition of Andy's Frozen Custard, and like retailers to your community.

Thank you in advance for your time and consideration.

Sincerely,

Andy Kuntz
Andy's Frozen Custard



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/14/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Public Hearing
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3368)

DOC ID: 3368

Public Hearing - Lot 3 of 375-395 Roosevelt Road Development - Buona Beef Final PUD, Special Use Permit, and Sign Variations

ATTACHMENTS:

- PC Staff Report 6.14.18 (PDF)
- Aerial Photo (PDF)
- Zoning Map (PDF)
- Public Hearing Notice (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing Labels for Public Hearing Notice (PDF)
- Section 10-10-14(E) of the ZOning Code (PDF)
- Section 4-5-17(G)3 of the Sign Code (PDF)
- Memo from Dan Schoenberg (PDF)
- Memo from Dan Schoenberg Part 2 (PDF)
- Petitioner's Application Packet (PDF)
- GlenEllyn sign (PDF)

STAFF REPORT

TO: Glen Ellyn Plan Commission
FROM: John Sterrett, Planner
DATE: June 8, 2018
FOR: June 14, 2018 Plan Commission Meeting
SUBJECT: Public Hearing – Lot 3 of 375-395 Roosevelt Road Development – Buona Beef Final PUD, Special Use Permit, and Sign Variations

PETITIONER: The petitioner is Keystone Ventures, LLC, developer for Buona Beef, represented by Tim Hague of Keystone Ventures.

REQUEST: Public Hearing regarding an application for approval of a Final Planned Unit Development (PUD), Special Use Permit, and Sign Variations to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development.

In order to accommodate the project, the petitioner is specifically requesting approval of the following:

- A. A Final PUD Plan for Lot 3, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
- B. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) for Lot 3 in accordance with Section 10-4-15(B)9 of the Zoning Code
- C. The following variations from the Glen Ellyn Sign Code:
 - 1. A variation from Section 4-5-10(B) of the Sign Code to allow 4 wall signs in lieu of 1 sign permitted.
 - 2. A variation from Section 4-5-10(B) of the Sign Code to allow a marquee sign in the C3 District, which is otherwise not permitted in the C3 District.
 - 3. A variation from Section 4-5-5 of the Glen Ellyn Sign Code to allow LED lighting to outline under the coping of the north elevation of the building which is otherwise prohibited.

PUBLIC HEARING: A notice of public hearing for the requested approvals was published in the May 30, 2018 edition of the Daily Herald. Property owners within 250 feet of the property were notified by mail of the public hearing and placard signs were placed on the site.

SITE CONDITIONS: The subject lot is 38,333 square feet and is part of the 5-lot commercial development at 375-395 Roosevelt Road. The entire development received Preliminary PUD approval for the redevelopment of the site for three restaurant

establishments and an office use as well as approval of a Major Subdivision to subdivide the site into 5 lots. The majority of the site was previously used for Enterprise Rent-A-Car, which recently relocated to 404 Roosevelt Road. The building previously used for Enterprise is now vacant and will be demolished as part of the redevelopment. The western lot on the site, Lot 4, is Leslie Car Wash, which will remain at this location. Lot 1 of the development received Final PUD approval and a Special Use Permit to construct an Andy's Frozen Custard with a drive-thru. Lot 2 will be developed as a restaurant use with a drive-thru, although a tenant has not yet been secured. Lot 5, located on the south side of Taft Avenue, is anticipated to be used for office use, though no Final PUD application nor plans have been submitted.

SURROUNDING CONDITIONS:

The surrounding land uses primarily consist of commercial with some office and recreation uses. Zoning in the surrounding area is C3 along Roosevelt Road with C4 and CR along Taft Avenue. Specifically, the surrounding land uses are as follows:

Surrounding Land Uses

North: Commercial (Retail/Restaurant uses)

South: Village Links Golf Course

East: Commercial (Alfie's Inn)

West: Commercial (Mattress Firm)

Zoning

C3 Service Commercial District

CR Conservation District

C3 Service Commercial District

C3 Service Commercial District

REVIEW PROCESS:

In order to facilitate the project, the petitioner will need to receive approval of the following:

1. Final PUD for Lot 3
2. Special Use Permit for a drive-thru;
3. Sign Variations; and
4. Exterior Appearance.

The Final PUD, Special Use Permit, and Sign Variations are being reviewed by the Plan Commission at the public hearing. The proposed Exterior Appearance is being reviewed by staff with a recommendation to be forwarded to the Village Board.

PROJECT SUMMARY:

The petitioner is proposing the construction of a 4,080 square foot building for a Buona Beef restaurant. The restaurant will contain a drive-thru as well as a small outdoor eating area. More information on the project is below.

Parking. The restaurant will have 118 seats requiring a minimum of 40 parking stalls. This amount of parking is proposed and the stalls will meet all required dimensions. As a restaurant use under 5,000 square feet, no loading space is required. Landscape islands are proposed at the end of each row of parking.

Access. As part of the development of the entire site, two full access driveways off of Roosevelt Road will be installed on Lots 1 and 3. The number, location, and type of access on Roosevelt Road has been approved by IDOT and was part of the approval of the Preliminary PUD for the entire site.

Drive-Thru. The use of a drive-thru requires a Special Use Permit. The drive-thru will have two lanes at the ordering boards with one lane for the pay and pick-up windows. This is similar to the existing McDonald's drive-thru at 445 Roosevelt Road. The drive-thru lane will accommodate a total of 12 stacked vehicles to satisfy the minimum 5 stacking spaces required. The drive-thru lane is located approximately 190 feet away from the Roosevelt Road access.

The petitioner is proposing a pick-up area on the north side of the building immediately west the drive-thru lane exit. This pick-up area will contain 3 parallel parking stalls for vehicles to wait in if their orders are not ready. This arrangement is typical for some drive-thru establishments to prevent substantial back-ups in a drive-thru lane. Staff is not including these 3 parking stalls in the required parking total. The petitioner has indicated to staff that these parking stalls are used infrequently and will only be used by drive-thru patrons waiting on orders and not for regular restaurant parking. Vehicles using these parking stalls will be on the south side of a drive aisle facing west – which is essentially facing oncoming traffic in the drive aisle.

Staff does have concerns with this configuration because vehicles entering and exiting these stalls may be inclined to drive on the wrong side of the drive aisle. The close proximity of this pick-up area to the Roosevelt Road access adds to this concern. Staff had originally suggested to the petitioner to remove this pick-up area and instead use 3 stalls in the north row of parking for drive-thru vehicles. The petitioner, however, has indicated a desire to keep these 3 parallel stalls for pick-up since it is part of their business model. Staff has also suggested reducing the amount of stalls from 3 to 2 to reduce the amount of vehicles that could impact traffic flow in the parking lot drive aisle. Based on other recommendations from staff regarding the drive-thru, the petitioner has improved the configuration of the exit to the drive-thru. The potential for cars entering and exiting the pick-up area to drive on the wrong side of the aisle, however, still remains. **If the Plan Commission shares the same concerns as staff they may wish to recommend a condition that eliminates or relocates these three parallel parking stalls.** Please see attached memo from James J. Benes and Associates.

Lighting. All proposed light fixtures will be shielded to prevent glare. Light intensity levels will be below the maximum permitted amount at the property lines. Light poles will have a height of 20 feet, less than the maximum permitted height of 20'-5".

Trash Enclosure/Mechanical Units. The trash enclosure serving the building will be located at the southwest corner of the lot and will contain landscaping around it to screen it from view from Taft Avenue. The enclosure will be

constructed with the same material and color as the building. Steel gates will be used for the enclosure. All mechanical units are roof mounted and will be screened by a parapet on the building.

Common Open Space. The entire 5-lot PUD is required to provide 15% of the total development area as open space. Of the 15% being provided as open space, 10% of this amount must be provided for quasi-public open space. A condition was placed on the Preliminary PUD requiring each individual lot to provide the required amount of open space and quasi-public open space as they are developed. As previously mentioned, the total area of the lot is 38,333 square feet which requires 5,750 square feet of open space. Of this amount, 575 square feet must be developed as quasi-public open space. The petitioner is providing a total of 8,310 square feet of open space, or 22% of the lot area, and 3,050 square feet of quasi-public open space, or 37% of total open space. As a public amenity in the quasi-public open space, the petitioner is proposing two separate public sitting areas west of the building. Both sitting areas include two benches with one of the sitting areas also containing two picnic tables. These seating areas will each contain one trash receptacle as is required by Code. These two outdoor sitting areas are separate from the outdoor eating area the petitioner is proposing for the restaurant.

Landscaping. As part of the Preliminary PUD approval for the entire site, landscaping will be installed along Roosevelt Road and Taft Avenue. The petitioner is also proposing landscaping on the interior of the lot including foundation plantings, parking lot islands, landscaping in the drive-thru area, and plantings along the east lot line next to the drive-thru lane. The landscaping consists of a mixture of evergreens, shrubs, and perennials. The petitioner is proposing to defer the installation of landscaping along the west lot line, adjacent to Leslie Car Wash, until the Leslie Car Wash site is modified to avoid damage to the plantings during this redevelopment. No plans or applications, however, have been submitted for any site changes to the Leslie Car Wash site. **The Plan Commission, therefore, may wish to consider a condition that requires the installation of landscaping along the west lot line no later than six months from the date of approval of the Final PUD for Lot 3 if a Final PUD application has not been submitted for the redevelopment/site modifications of the Leslie Car Wash site within the same time period.**

Streetscape. A proposed streetscape element along Roosevelt Road was approved for each of the lots, including Lot 3. This includes a small landscape wall on each lot south of the public sidewalk. Each of these areas will include landscaping located behind the wall. This is similar to the existing streetscape element on Leslie Car Wash lot. This streetscape element and associated landscaping for the entire site will be installed as part of the development of Lot 3.

Impervious Surface. Deviations were previously approved for Lot 3 as part of the Preliminary PUD to allow an impervious surface setback of 1.5 feet along

the east lot line and an impervious surface setback of 4 feet along the west lot line in lieu of the minimum 6.75 feet required for both lot lines. The impervious surface setback distances on the Final Plan are consistent with the approved deviations.

Signage. The following four signs are proposed on the building:

- A. Three wall signs, including:
 1. An illuminated 49.12 square foot “Buona Beef” sign with a logo on the west elevation of the building; and
 2. A 46 square foot sign with the words “Buona” and “The Original Italian Beef” on the north elevation of the building. The word “Buona” will be illuminated; and
 3. An illuminated 14.22 square foot “Buona” sign on the east elevation of the building.
- B. A 46 square foot marquee sign with the words “Buona” and “The Original Italian Beef” on the west elevation of the building. The word “Buona” will be illuminated.
- C. Although not necessarily considered a sign, the petitioner is proposing LED rope lighting on the north elevation under the coping of the building. This illuminated outline of the roof line is specifically prohibited in the Sign Code. As such, the petitioner is requesting approval of a variation.

The following variations are being requested from the Sign Code for the proposed signage:

- A. A variation from Section 4-5-10(B) of the Glen Ellyn Sign Code to allow 4 wall signs in lieu of 1 sign permitted; and
- B. A variation from Section 4-5-10(B) of the Glen Ellyn Sign Code to allow a marquee sign in the C3 District, which is otherwise not permitted in the C3 District.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a public hearing on the requests for approval of a Final PUD, a Special Use Permit, and variations from the Sign Code. The Plan Commission should consider the petitioner’s requests and make a recommendation to the Village Board for approval, approval with conditions or denial. In reviewing the applications, the Commission should consider the following criteria:

- Section 10-10-14(E) of the Zoning Code for the Special Use for a drive-thru and the Final PUD
- Section 4-5-17(G)3 of the Sign Code for the Sign Variations

The Plan Commission may wish to consider that the following conditions be placed on the recommendation of the project:

1. No building permit, with the exception of a demolition permit, shall be issued until all outstanding conditions placed on Ordinance No. 6546 have been addressed.
2. Landscaping, as approved by staff, shall be installed along the western lot line of Lot 3 within six months of the date of the issuance of a temporary certificate of occupancy unless a Final PUD application for the redevelopment of Lot 4 is submitted within this same time period.
3. Remove or relocate the proposed stalls to be used for a pick-up area for drive-thru vehicles.
4. Any other conditions recommended by the Plan Commission.

ATTACHMENTS:

- Aerial Photo
- Zoning Map
- Certificate of Notice of Public Hearing
- Location Map for Public Hearing Notice
- Mailing Labels for Public Hearing Notice
- Section 10-10-14(E) of the Zoning Code
- Section 4-5-17(G)3 of the Sign Code
- Memo from Dan Schoenberg of JJ Benes Associates, Village Traffic Consultant
- Petitioner's Application Packet

cc: Staci Hulseberg, Planning and Development Director
Tim Hague, Keystone Ventures, LLC
Ken Adams, LM Commercial Development

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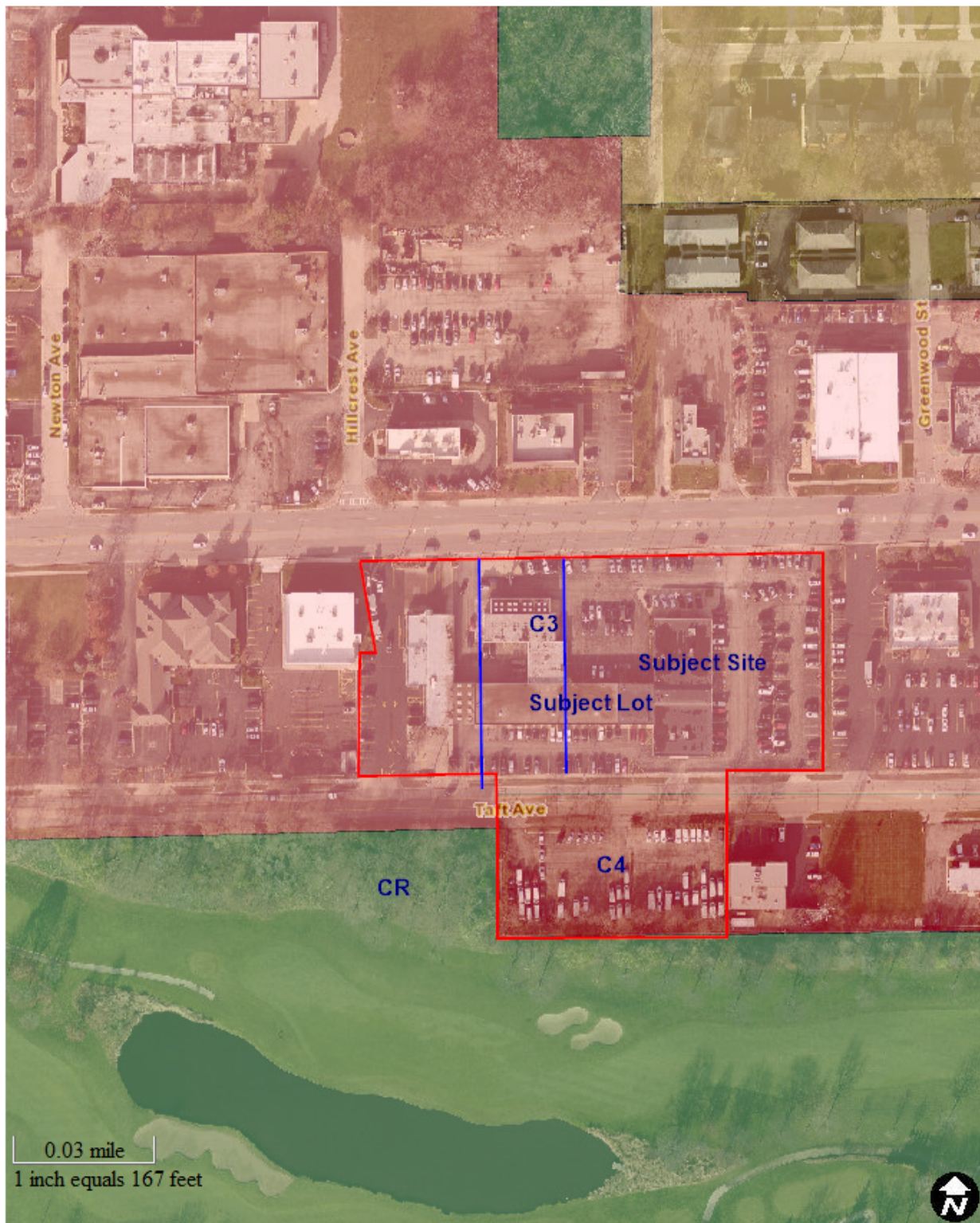
Map created on June 8, 2018.

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395 Roosevelt Road - Zoning Map



Map created on June 8, 2018.

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NOTICE OF PUBLIC HEARING

Keystone Ventures, LLC is requesting approval of a Final Planned Unit Development, Special Use Permit, and Variations from the Glen Ellyn Sign Code for the property located at 395 Roosevelt Road to accommodate a proposed Buona Beef restaurant with a drive-thru. The subject property is located in the C3 Service Commercial District and is legally described as follows:

LOTS 9 THROUGH 17, BOTH INCLUSIVE, (EXCEPT THE NORTH 5 FEET OF SAID LOTS) AND LOTS 18 THROUGH 26, BOTH INCLUSIVE, TOGETHER WITH THE WEST ½ OF VACATED ALLEY, (EXCEPT THE NORTH 5 FEET THEREOF) LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 9 AND 26, PER DOCUMENT NO. R84-59324, IN BLOCK 81 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

Before the Glen Ellyn Village Board can consider the request for approval of a Final Planned Unit Development, Special Use Permit, and Variations from the Sign Code, the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on **Thursday, June 14, 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 requests in order to allow the property to be developed 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 a Final Planned Unit Development and a Special Use Permit in accordance with Section 10-4-15 (B) of the Zoning Code to allow a drive-thru commercial establishment and may recommend to the Village Board certain conditions to be placed on the requests as the Plan Commission feels appropriate.

The Plan Commission will consider the following Variations from the Glen Ellyn Sign Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A variation from Section 4-5-10(B) of the Glen Ellyn Sign Code to allow 4 signs in lieu of 1 sign permitted.
2. A variation from Section 4-5-10(B) of the Glen Ellyn Sign Code to allow a marquee sign in the C3 District, which is otherwise not permitted in the C3 District.
3. A variation from Section 4-5-5 of the Glen Ellyn Sign Code to allow LED lighting to

outline under the coping of the north elevation of the building which is otherwise prohibited.

4. Any other relief from the Village of Glen Ellyn Sign Code necessary to allow the property to be developed as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

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 8:00am and 4:30pm 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 hearing 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 24 hours in advance of the meeting.

John Sterrett
Village Planner

(Published in the **May 30, 2018** edition of the Daily Herald)

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Village of Glen Ellyn

350 ft Foot Buffer

from

375 Roosevelt Road, 395

Roosevelt Road, & 681 Taft Avenue

LAMBERT AVE

NEWTON AVE

HILLCREST AVE

BRANDON AVE

GREENWOOD ST

SUNSET AVE

ROOSEVELT RD

TAFT AVE

S LAMBERT RD

Glen Ellyn Village Links

375 Roosevelt Road, 395 Roosevelt Road, & 681 Taft Avenue
350 ft Buffer from 375 Roosevelt Road, 395
Roosevelt Road, & 681 Taft Avenue

435 TAFT LLC
22W435 AHLSTRAND
GLEN ELLYNIL60137

CHAD
531 E ROOSEVELT RD
WHEATONIL60187

COMMUNITY BK WHEATON/GE
357 ROOSEVELT RD
GLEN ELLYNIL60137

COMMUNITY HOUSING DUPAGE
35 W ST CHARLES RD, UNIT C
VILLA PARKIL60181

DREISILKER ELECTRIC MOTOR
352 ROOSEVELT RD
GLEN ELLYNIL60137

HRDS GLEN ELLYN IL LLC
275 COLERIDGE ST
BROOKLYNNY11235

J A MEYER DEVELOPMENT INC
5826 GROVE RD
OSWEGOIL60543

JW GLEN ELLYN LLC
1144 W FULTON ST
CHICAGOIL60607

KBP FOODS
8900 INDIAN CREEK PKW
OVERLAND PARKKS66210

KDP ROOSEVELT 369 LLC
515 N STATE ST
CHICAGOIL60654

KLM LLC
26-59 BLACKWOOD CT
LANARKIL61046

MC DONALDS USA LLC
PO Box 182571
COLUMBUSOH43218

MJ SUBURBAN PROPERTIES
441 TAFT AVE
GLEN ELLYNIL60137

RED CROWN INVESTMENTS LLC
446 MORRIS AVE
MUNDELEINIL60060

ROOSEVELT ROAD LLC
1 TIMBER CT
BOLINGBROOKIL60606

SAMUELS HOWARD-RECEIVER
350 N LA SALLE ST
CHICAGOIL60654

VAN WINKEL TOM
415 TAFT AVE
GLEN ELLYNIL60137

VLAGOS PETER
1219 E TAFT AVE
WHEATONIL60189

ZERVAKIS ERRIKOS & TOULA
425 ROOSEVELT RD
GLEN ELLYNIL60137

10-10-14. - Special uses.

(A) The development and execution of this title is based upon the division of the Village into zoning districts, within any one of which the use of land and use of buildings are essentially uniform. However, certain uses, because of their unique character, cannot be properly classified in any particular district or districts without consideration in each case of the impact of those uses upon the neighboring lands and upon the public need for the particular use at the particular location. Such uses fall into two categories:

1. Uses operated by a public agency or publicly regulated utilities, which are uses traditionally associated with a public interest, such as parks, recreation areas, public administrative buildings, or the private use of existing public buildings. It is stressed that public uses are associated with the public interest. In the case of a request for a special use by a unit of local government, for a public use within its statutory mandate, the review shall not be based on determining the necessity for the public, mandated use on the specific site but, rather, is for assessing the impact of the proposed public use upon neighboring lands, and upon the Village's streets and utilities; or
2. Uses entirely private in character, but of such a nature that the operation may give rise to unique problems or benefits with respect to their impact upon neighboring property, public facilities, the Village as a whole or the natural environment or resources;

(B) A petition or application for a special use shall be filed with the Director, Department of Planning and Development, and shall contain at least the following information:

1. The name, address and phone number of the applicant, pursuant to section 10-10-10 of this chapter;
2. Legal description of the property for which the special use is requested;
3. Description of the existing use of the affected property;
4. The present zoning district of the affected property;
5. Description of the proposed special use;
- 6.

A dimensioned site plan or plat showing at least the location of all buildings, parking areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the Plan Commission may require to determine if the proposed special use meets the intent and requirements of this title; and

7. A narrative statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of subsection (E) of this section;

- (C) Upon application to the Department of Planning and Development, the Plan Commission, after giving notice as provided herein and by the Illinois Compiled Statutes, shall conduct a public hearing.

Due to the public benefit provided by governmental services, it is in the public interest to review the category of special uses to be operated by a unit of local government on a priority basis. The public hearing procedure will be expedited in such cases to the extent permitted by statute;

- (D) Within 90 days after the close of the public hearing on a special use permit application, the Plan Commission shall render written findings of fact and shall submit the same together with recommendations to the Village Board. The written findings and recommendations shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent records of the Plan Commission;

- (E) The Plan Commission shall not recommend that a special use be granted nor shall the Village Board grant a special use, unless it shall find, based upon the evidence presented to the Plan Commission in each specific case, that the special use:

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

3. Will not be hazardous or disturbing to existing or future neighborhood uses;
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;
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;
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;
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;
8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community;

- (F) The Plan Commission may recommend and the Village Board may require such conditions and restrictions upon the premises benefited by a special use as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize injurious effect of such special use upon other property in the neighborhood, and/or to implement the general purpose and intent of this title;
- (G) No special use shall be granted except by ordinance duly passed and adopted by the Village Board after public hearing and written recommendation from the Plan Commission. Without further public hearing the Village Board may grant, deny or amend the recommendation for special use. Every special use which is granted by ordinance of the Village Board shall be accompanied by findings and shall refer to any exhibits containing plans and specifications of the proposed special use, which shall remain a part of the permanent records of the Plan Commission. The findings shall specify the reason or reasons for granting the special use. The terms of relief granted shall be specifically set forth separate from the findings of the ordinance.

(Ord. 3617, 5-8-1989, eff. 6-1-1989)

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.
 - (l) *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)


JAMES J. BENES AND ASSOCIATES, INC.

950 Warrenville Road ▪ Suite 101 ▪ Lisle, Illinois ▪ 60532

Tel. (630) 719-7570 ▪ Fax (630) 719-7589

MEMORANDUM

Date: June 6, 2018

 To: John H. Sterrett, Planner
 Village of Glen Ellyn

 From: Daniel H. Schoenberg, PE
 Project Engineer

 Re: LM Commercial Development LLC, Lot 3375-395 Roosevelt Rd, Glen Ellyn
 Job No. 1115.064

At your request we have reviewed the Site Dimensional and Paving Plan prepared by CivWorks Consulting LLC and dated May 18, 2018 for Lot 3 of the LM Commercial development at 375-395 Roosevelt Road. A 4K restaurant building with 122 indoor and outdoor seats is proposed on Lot 3. Since the last submittal, the drive through lane has been reconfigured. The drive-through terminus is now at the northeast corner of the structure. Three new parallel parking spaces are shown along the east-west aisle closest to Roosevelt Road.

A traffic study for the entire commercial development was reviewed last year. The full development was proposed with three phases. The first phase includes partial demolition and the development of Lot 1, and the easterly Roosevelt access. Phase 2 completes the demolition north of Taft and includes the development of Lots 2 (not yet received) and 3, the west Roosevelt access and the Taft Avenue access. The phase 3 development south of Taft and the future redevelopment of the car wash Lot 4 are not scheduled.

Vehicular Access and Circulation We understand the three parallel spaces are intended for large order pickup. This configuration requires vehicles leaving the drive-through to make a hard left and to park in a direction opposing traffic. This is an unconventional traffic pattern. Drivers must drive in the wrong lane to enter and exit the spaces, a higher risk maneuver close to the LM Commercial Development entrance. It also would create confusion near the Roosevelt access. We strongly recommend that any parallel spaces be designed for eastbound traffic only. Large order pickup can be provided at the perpendicular parking closest to Roosevelt Road.

The drive-through lane width now complies with the footnote to the Off-Street Parking Chart in Section 10-5-8I that says "except that on residential lots, all aisles or driveways shall be at least 12' in width". Driveway is defined as "a hard-surfaced area on a zoning lot upon which **vehicles may be driven** or parked and which **may provide access to parking spaces**" (emphasis added).

Attachment: Memo from Dan Schoenberg (3368 : 395 Roosevelt Rd Buona Beef)

The original LM Commercial concept included interconnections with Lot 4 north and south of the restaurant. The south interconnection has been removed. If the three most southwesterly east-west parking spaces are removed and replaced by two north-south spaces next to the dumpster, access could be maintained.

The landscaping proposed does not appear to create Roosevelt Road sight distance concerns.

Parking

It has been Village practice not to count the spaces in which vehicles stand while waiting for orders as parking spaces. They serve a different purpose. The proposed parallel parking spaces are only 20' long, not compliant with Section 10-5-8 which requires a 24' minimum length. Only two spaces can be accommodated north of the restaurant. See the attached sketch.

In the original development review, it was agreed each lot could use ITE Parking Generation Manual parking rates instead of the Section 10-4-15G requirements. It was determined that Lot 3 would need 40 spaces using average weekday parking demand and 38 spaces during average Saturday parking demand. Thirty-nine spaces have been provided. If the north parallel spaces were compliant there are thirty-eight spaces.

Loading

No loading space is required for Lots 1-3 per Section 10-5-9 of the Zoning Code.

Lighting

There are non-residential uses north and south of Lot 3. Section 10-5-13M2 of the Zoning Code limits the intensity of light adjacent to non-residential use not to exceed 3.0 foot-candles. We do not include the internal lot lines within the development. The Photometric Plan shows compliance. The spacing of the poles are not shown on the site plans. The position on the photometric plan suggests pole spacing from 120' to 170'. Section 10-5-13Mb1 allows 15' mounting height poles no less than 60' from one another. There is compliance.

The proposed pole-mounted luminaires are fully shielded.

-END--

PARKING REVISION

IMPS WITH
CTABLE WARNINGS

EX. ROW

MONUMENT
SIGN

1" = 20'

DESIGNATED
PICK UP

STANDING,
NOT PARKING

56.92
N88°32'23"

146.57'
N88°32'23"E

72.0'

24.0'

14.0'

36.0'

65.1'

63.3'

BENCHES AND
BLES
(SEE LS DWGS.)

BENCHES
(SEE LS DWGS.)

LOT 3
0.88 ACRES
RESTAURANT #2
14,080 G.S.F.
FF = 750.40

Attachment: Memo from Dan Schoenberg Part 2 (3368 : 395 Roosevelt Rd Buona Beef)

LOT



March 29, 2018

Mr. John H. Sterrett
Planner
Village of Glen Ellyn
Planning and Development Dept.
535 Duane Street
Glen Ellyn, Illinois 60137

**RE: Application for Final Planned Unit Development Plan for Lot 3, Buona Beef
Cover Letter**

Dear John:

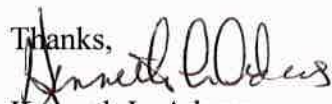
The purpose of this cover letter is to describe the intended re-development of Lot 3 at 375-395 Roosevelt Road and 681 Taft Avenue in Glen Ellyn, Illinois.

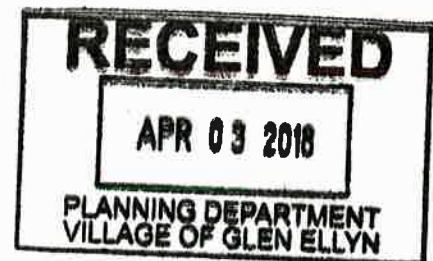
LM Commercial Real Estate is the owner of the subject property. The property is approximately 4.24 acres. The property on Roosevelt Road is approximately 3.40 acres and the property on Taft Avenue is approximately 0.84 acres.

We ask for Final PUD approval of Lot 3, special use for drive-thru restaurant and variances to the sign code for the Buona Beef.

We have attached a list of attachments to this cover letter.

We ask that you review our application and schedule a meeting in front of the Plan Commission.

Thanks,

Kenneth L. Adams
Director of Retail Development
LM Commercial Real Estate
630-222-4527



Attachment: Petitioner's Application Packet (3368 : 395 Roosevelt Rd Buona Beef)

NARRATIVE STATEMENT/USE DESCRIPTION

The request is for a Final Planned Unit Development for Lot 3 of the subject property into a Buona Beef Restaurant, which was previously given Preliminary Planned Unit Development approval by the Board of Trustees on November 12, 2017. A Final Planned Unit Development for Lot 2 of the Preliminary Planned Unit Development will be the subject of a future application. An office building will be developed on Taft Avenue. The Leslie Car Wash will remain undisturbed.

The re-development of the properties conforms with the Comprehensive Plan and Zoning Code. The Roosevelt Road properties are zoned C-3 and the Taft Avenue property is zoned C-4. The adjoining properties to the north, east and west are zoned C-3. The property to the south of the Taft Avenue property (the Village Links Golf Course) is zoned CR.

The buildings will incorporate the most current designs and building materials of each proposed retailer. The maintenance of the buildings and common areas will be required of each retailer. The developer will oversee and coordinate any maintenance efforts requiring cooperation (such as snow removal). The resultant appearance of the development will be superior to that of many of the existing buildings thereby enhancing the character of the general vicinity.

The nature of the proposed businesses will not disturb the neighborhood nor are they hazardous in any way.

The development will be properly connected to all utilities, including existing storm water sewers, sanitary sewers and water sources. Each retailer shall be responsible for their connections for gas, electricity, telephone and internet services. Access to both Roosevelt Road and Taft Avenue will be provided by the developer. Assuring police and fire protection services shall be the responsibility of each retailer.

The development will enhance the economic welfare of the village by increasing the real estate and sales tax bases. There will not be excessive additional requirements for public services for this development. There currently exists sufficient capacity for storm water management, sanitary sewer and water.

The retailers proposed for the development do not produce any noise, smoke, fumes, glare or odors. The development is designed to properly handle the traffic that will be generated. The conditions of operation will not be detrimental to any persons, property or the general welfare.

The vehicular approaches from Roosevelt Road to the development are limited to three access points, including one existing access to Leslie Car Wash. There will be only one access point from the development to Taft Avenue. This represents a reduction from the current access points to Roosevelt Road. The design provides for adequate access throughout the development (including Leslie Car Wash) and the most efficient traffic circulation.

The development will be connected to the existing public storm water sewer and will not increase public expenses or the potential for flood damage to adjacent property.

There are no natural, scenic or historic features of major importance to the community present on the property that will be affected.

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

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 purposes of inspection.

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

4-3-18

Date



Signature of Applicant

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

Date filed: _____ **Application No.** _____

Common Name of PUD: 375-395 Roosevelt Road Development

Type of PUD: Commercial
(Residential, Commercial, other)

Name of Applicant: LM Commercial Development

Address of Applicant: 115 W. 55th St. Suite 300 **Phone (Office):** 630-560-2806
Clarendon Hills, IL 60514 **(Mobile):** 630-222-4527
Email: kadams@lmteam.com **(Fax):** 630-560-2821

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

Name of Owner(s): LM Commercial Development LLC

Address: 115 W. 55th Street, Suite 300, Clarendon Hills, IL 60514

Legal Description of Property: _____

Zoning Classification: C-3 Roosevelt Road
C-4 Taft parcel **Property Size/Area:** 4.15 Acres

Requested Use/Construction: Construction of Buona Beef on Lot 3

Date of Preliminary PUD Plan Approval: November 11, 2017

Estimated Date to Start Construction: June 1, 2018 (Buona Beef)

April 4, 2018

Date


Signature of Applicant

Attachment: Petitioner's Application Packet (3368 : 395 Roosevelt Rd Buona Beef)

APPLICATION FOR SPECIAL USE PERMIT

CLEAR PAGE

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

Date Filed: _____ Application No: _____

Name of Applicant: LM Commercial Development

Address of Applicant: 115 W. 55th St, Suite 300, Clarendon Hills, IL 60514

Business Phone: 630-560-2806 **Fax:** 630-560-2821

Home Phone: 630-222-4527 **Mobile Phone:** 630-222-4527

Email: kadams@lmteam.com

Property Interest of Applicant: Owner

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: LM Commercial Development LLC

Address of Owner: 115 W. 55th Street, Suite 300, Clarendon Hills, IL 60514

Business Phone: 630-560-2806 **Fax:** 630-560-2821

Home Phone: 630-222-4527 **Mobile Phone:** 630-222-4527

Email: kadams@lmteam.com

Property Address: 375-395 Roosevelt Road

Legal Description of Property:

See attachment

Permanent Index No. (PIN): See attachment **Zoning:** C-3 Roosevelt Road, C-4 Taft Parcel

Lot Dimensions: 560.6 x 263.4 (Roosevelt) **Lot Area:** 4.15 AC

Present Use:

Leslie Car Wash
Enterprise Rent-A-Car

Requested Use/Construction:

Construction of Buona Beef on Lot 3

Estimated Date to Begin New Use/Construction: 06/01/18

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

Metz & Company, 826 East Maple Street, Lombard, Illinois 60148
CivWorks Consulting, LLC., 3343 N. Neva Avenue, Chicago, Illinois 60634

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

See Attached

Describe How the Special Use:

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

The re-development of the properties conforms with the Comprehensive Plan and Zoning Code. The Roosevelt Road properties and the adjoining properties are zoned C-3.

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 buildings will incorporate the most current designs and building materials. The resultant appearance of the development will be to enhance the character of the area.

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

The nature of the proposed businesses will not disturb the neighborhood nor are they hazardous in any way.

CLEAR PAGE

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

The development will be properly connected to all utilities, including existing storm water sewers, sanitary sewers and water mains, as well as highways and streets.

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:

No additional public facilities and services are required for the development. The development will enhance the economic welfare of the Village.

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

The development will not produce any noise, smoke, fumes, glare or odors. The development is designed to properly handle the traffic that will be generated.

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 development reduces the access points currently serving the properties. The vehicular approaches and design provide for the most efficient traffic circulation.

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

The development will be connected to the existing public storm water sewer and will not increase public expenses or the potential for flood damage to adjacent property.

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

The development will not cause destruction, loss or damage of natural, scenic or historic features of major importance 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.

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

<u>4-4-18</u>	<u>Kenneth I. Adams</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

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

Attachment: Petitioner's Application Packet (3368 : 395 Roosevelt Rd Buona Beef)

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: **LM Commercial Development**

Address: **115 W. 55th St, Suite 300, Clarendon Hills, IL 60514**

Phone No.: **630-560-2806** Fax No.: **630-560-2821**

E-mail: **kadams@lmteam.com**

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

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

II. PROPERTY INFORMATION

Common address: **375-395 Roosevelt**

Permanent tax index number: **See attachment** Zoning classification: C-3 Roosevelt Road, C-4 Taft Parcel

Present use: **Leslie Car Wash and Enterprise Car Rental**

Attachment: Petitioner's Application Packet (3368 : 395 Roosevelt Rd Buona Beef)

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. A variation from Section 4.5-10 (B) to allow six (6) signs**
- B. A variation from Section 4.5-5 (O) to allow two (2) signs to be painted directly on a building, which is prohibited.**
- C. A variation from Section 4.5-10 (B) to allow a marquee sign in a C3 district, which is otherwise not permitted in the C3 district.**
- D. A variation from Section 4-5-10 (B) to allow two (2) signs to each have a surface area of seventy four (74) square feet in lieu of the maximum fifty-four (54) square feet permitted for each sign.**

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 Statement of Purpose calls for effective communication, which Buona Beef definitely achieves with their overall presentation. It also calls for the public welfare to be addressed with aesthetic appreciation. Buona Beef will add to an attractive economic and business climate with their presentation, including pleasing graphics

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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:

Buona Beef has no comparable establishments within the zoning district and the requested signage is therefore not generally applicable to other properties.

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 variations requested will have no adverse impact to any of the businesses in the area nor will it be injurious to other properties or improvements. Buona Beef is uniquely situated and the adjacent businesses do not provide any comparable items.

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 unique design will not have a negative impact on the existing nature of the surrounding area. The desired character of the surrounding area will be improved by the variations requested.

CLEAR PAGE

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

The variations proposed will not endanger the public health, safety or welfare.

- 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 variations help Buona Beef's unique design as a family-oriented market leader in the area of italian beef. That is the exclusive desire.

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 ownership of the property has no interest, ownership or otherwise, in Buona Beef. Buona Beef will be in ownership of their parcel in the property.

CLEAR PAGE

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

Buona Beef is asking for their typical signage presentation as found in their operations throughout the Chicago market.

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:

Buona Beef's corporate identity would be severely compromised which will not allow them to reach their full potential within the community.

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

The proposed signs are designed to be part of the buildings exterior architecture. The signs over the metal accent and canopy represent signs from manufacturing/meat packing districts over loading areas. These signs are non illuminated letters. The tower sign and iconic beef logo as well as the east wall sign are both illuminated signs in the Buona orange. These all contribute to the overall buildings appearance and design.

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.

Kenneth L. Adams

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

Attachment: Petitioner's Application Packet (3368 : 395 Roosevelt Rd Buona Beef)

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: Free-standing restaurant

SIGN TYPES: (*Please specify one of the following sign types)

Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. (Sign Definitions Section 4-5-3)

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☐	☐	Marquee Sign	84" wide	37 SF	64 1/2'
Words/Symbols: Buona/Beef Sandwich						
2	☐	☐	Wall Signage	134" Wide	28 sf	30"
Words/Symbols: Buona						
3	☐	☐		134" Wide	28 sf	30"
Words/Symbols: Buona						
4	☐	☐	Wall Sign	189 3/4" Wide	13 sf	10"
Words/Symbols: The Original Italian Beef						
5	☐	☐	Wall Sign	189 3/4" Wide	13 sf	10"
Words/Symbols: The Original Italian Beef						
6	☐	☐	Wall Sign	134" Wide	28 sf	30"
Words/Symbols: Buona						
7	☐	☐	Wall Sign	129 5/8" Wide	94 sf	8 11/16"
Words/Symbols: Salads/Sandwiches/Pizza						
8	☐	☐	Wall Sign	129 5/8" Wide	74 sf	81 1/16"
Words/Symbols: Salads/Sandwiches/Pizza						

Attachment: Petitioner's Application Packet (3368 : 395 Roosevelt Rd Buona Beef)

BUONA COMPANIES

A HOSPITALITY & CIVILIAN FAMILY

To: Glen Ellyn Planning and Commission

The Buona Restaurants drive thru has become very popular to our customers which has forced us to be as efficient as possible when getting orders completed. We know that if a customer waits too long it will cause an unpleasant experience. Execution and Efficiency has become our main focuses in the drive thru. When the customer gets to the pickup window, they pick up their order, or if it isn't ready, we pull them up to one of our designated drive thru waiting spots. We have three spots because certain meal periods have dictated the need for them. Once the order is ready, someone from the restaurant will bring out their order. We do this specifically to keep cars moving so we can get as many orders complete in as little time as possible. By keeping the cars moving, it creates a more pleasant experience for the customer.

As you can see in the site plan and drawings, we will be implementing a Double Lane Drive Thru with 3 waiting stalls to help take orders more expeditiously and create a larger stacking pool. Currently at our Buona restaurants, we experience an average of 45 cars per hour, primarily for lunch in the summer months. You can find our average cars per meal time below for our proposed development

	Average Cars
Open to 12PM	30
12PM- 1PM	50
1PM - 2PM	40
2PM - 5PM	35
5PM - 6PM	30
6PM - 7PM	30
7PM - 8PM	20
8PM - Close	25

All of our newer stores will be implementing the double lane drive thru. We currently have 6 stores with the double lane drive thru and it is working great for us and keeps the cars moving. We look forward to our approval and joining the Glen Ellyn Neighborhood!

Sincerely

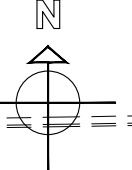
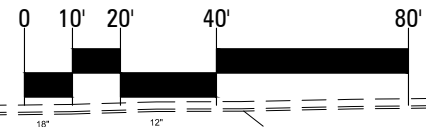
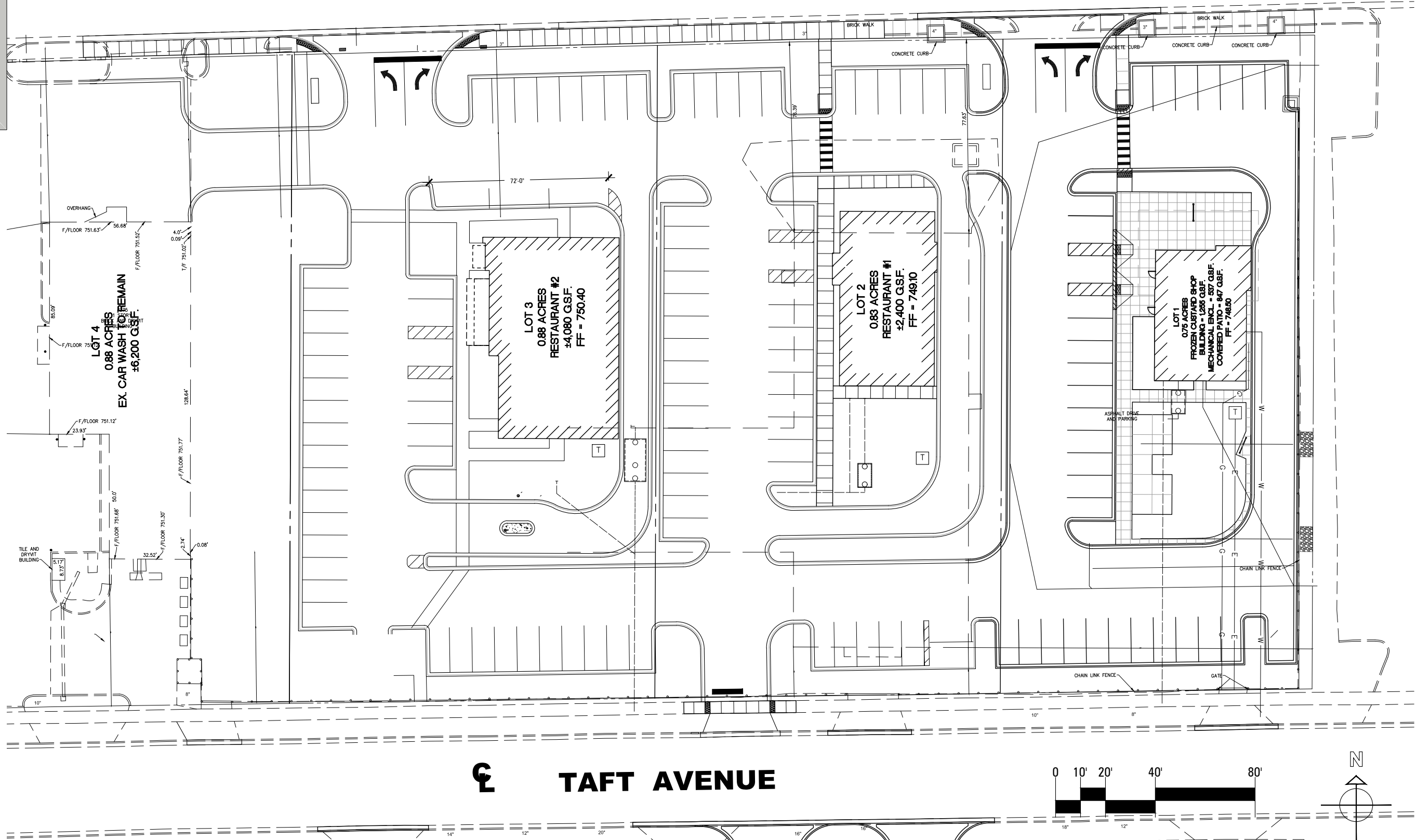


Michael Buonavolanto, Real Estate Manager

Attachment: Petitioner's Application Packet (3368 : 395 Roosevelt Rd Buona Beef)

SITE DATA
LOT AREA 37,836 SF
RESTAURANT BUILDING:
4,080 S.F.

PARKING:
43 SPACES
PARKING RATIO:
10.5/1000



HAGUE ARCHITECTURE
420 CLINTON PLACE
RIVER FOREST, ILLINOIS
60305
708.771.3900

KEYSTONE VENTURES
REAL ESTATE DEVELOPMENT

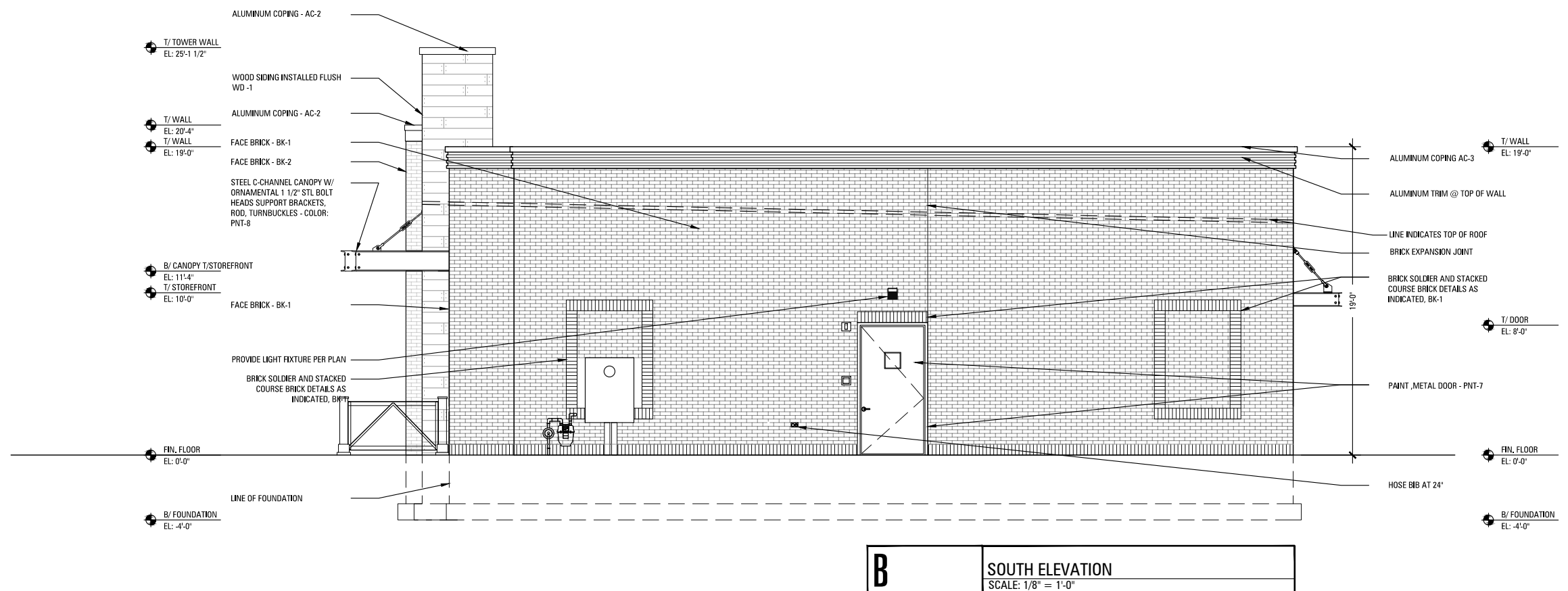
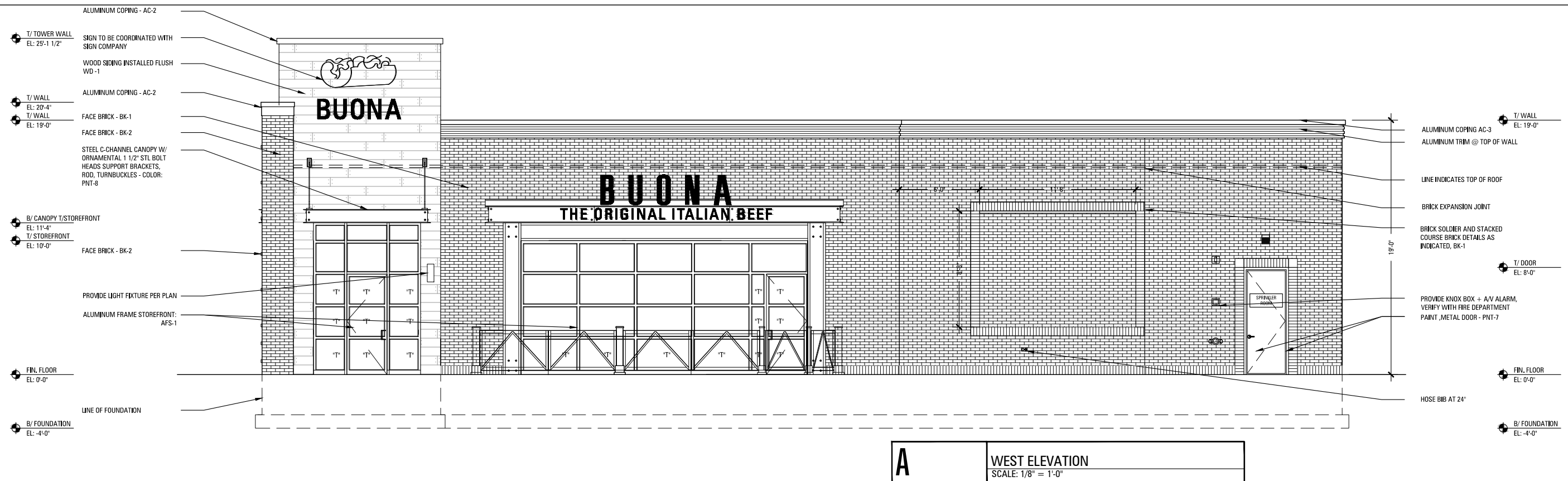
BUONA
THE ORIGINAL ITALIAN BEEF

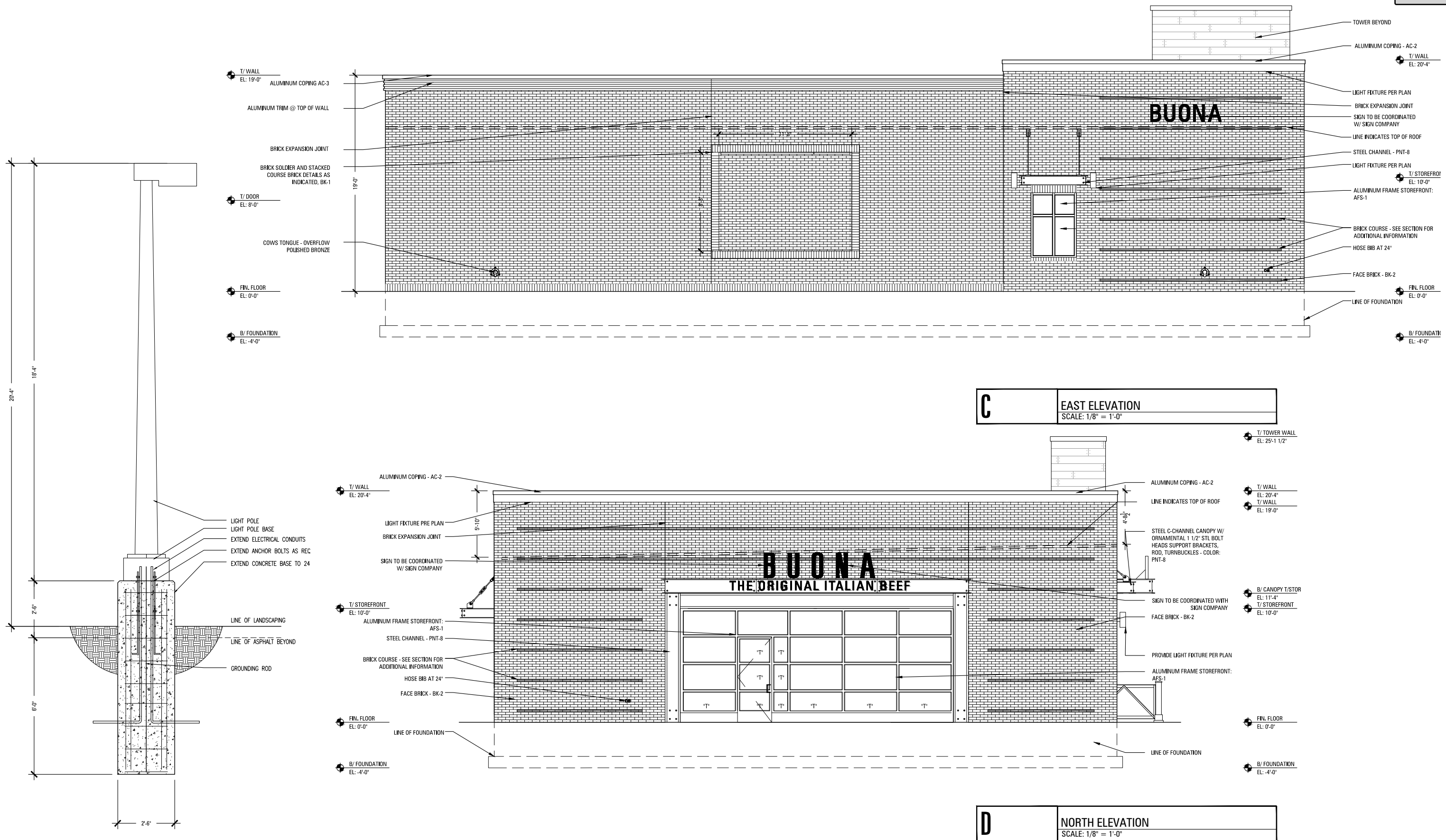
BUONA - GLEN ELLYN
ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS

SITE PLAN

A001









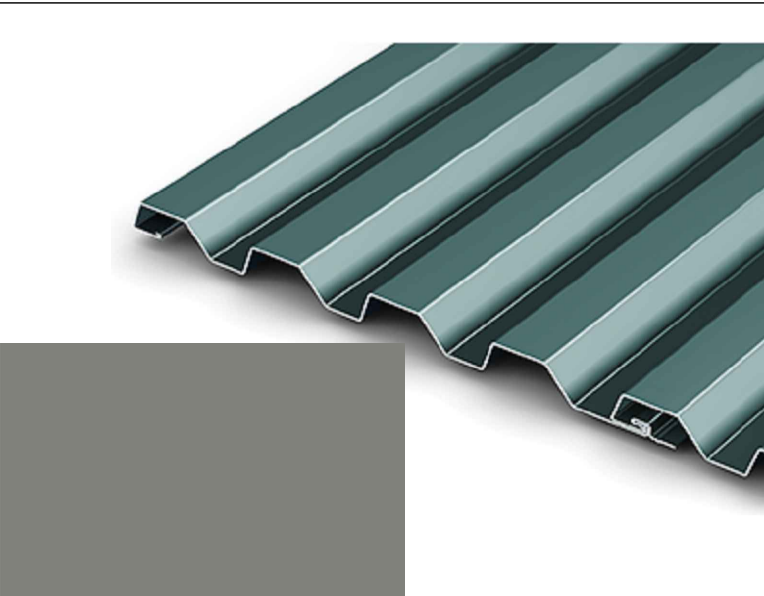
EXTERIOR WOOD PANEL:
PARKLEX OR NEWTECHWOOD
GREY OAK -GRAPHITE / MARBAU
ALT - SAVAGED WOOD SIDING



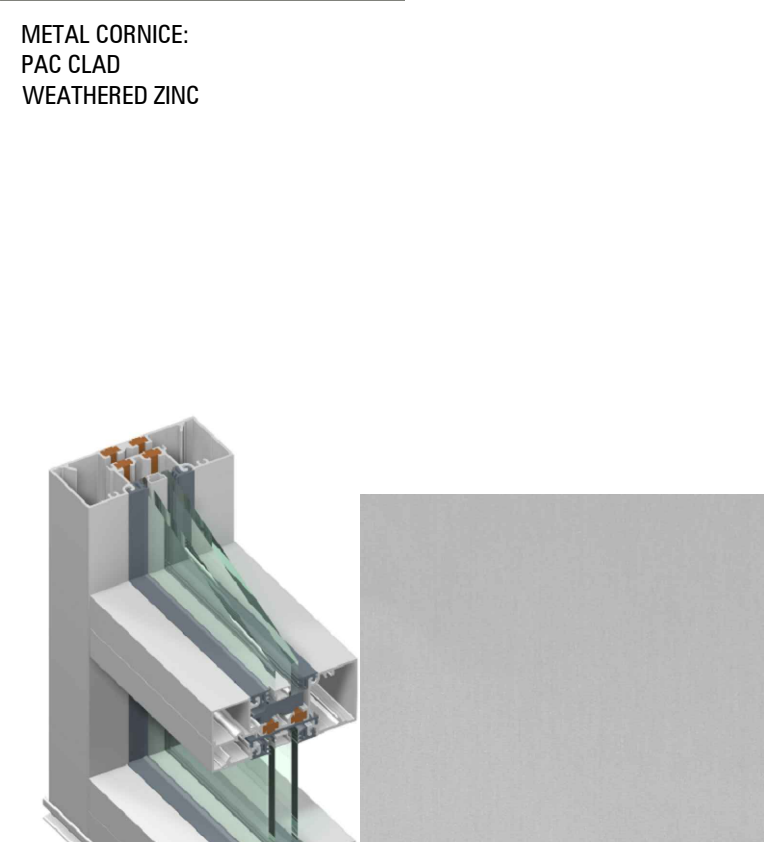
BRICK:
ENDICOTT
MANGANESE IRONSPOT



BRICK:
BORAL BRICK - ALAMO
MODULAR - RUNNING BOND



METAL CORNICE:
PAC CLAD
WEATHERED ZINC



STOREFRONT:
VISTAWALL OR EQUAL
CLEAR ALUMINUM



BUILDING SCONCE:
SLV
ENOLA UP DOWN



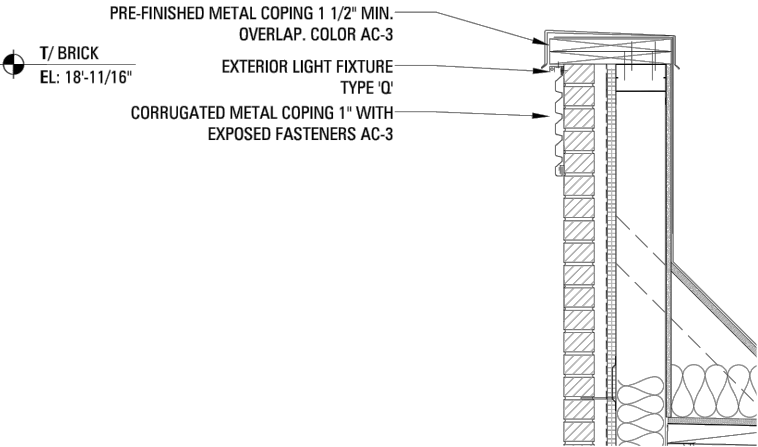
BUILDING SCONCE:
WALL PACK



PARKING LOT LIGHTING:
MCGRAW EDISON
GLEON



PERIMETER LIGHTING:
TYPE 'Q'
LED ROPE LIGHTING

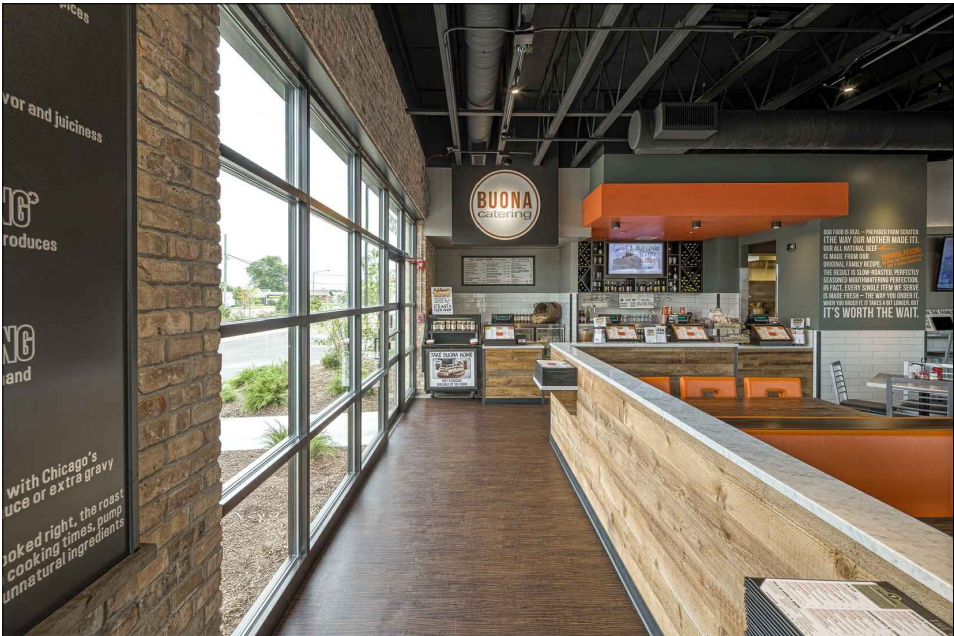


C

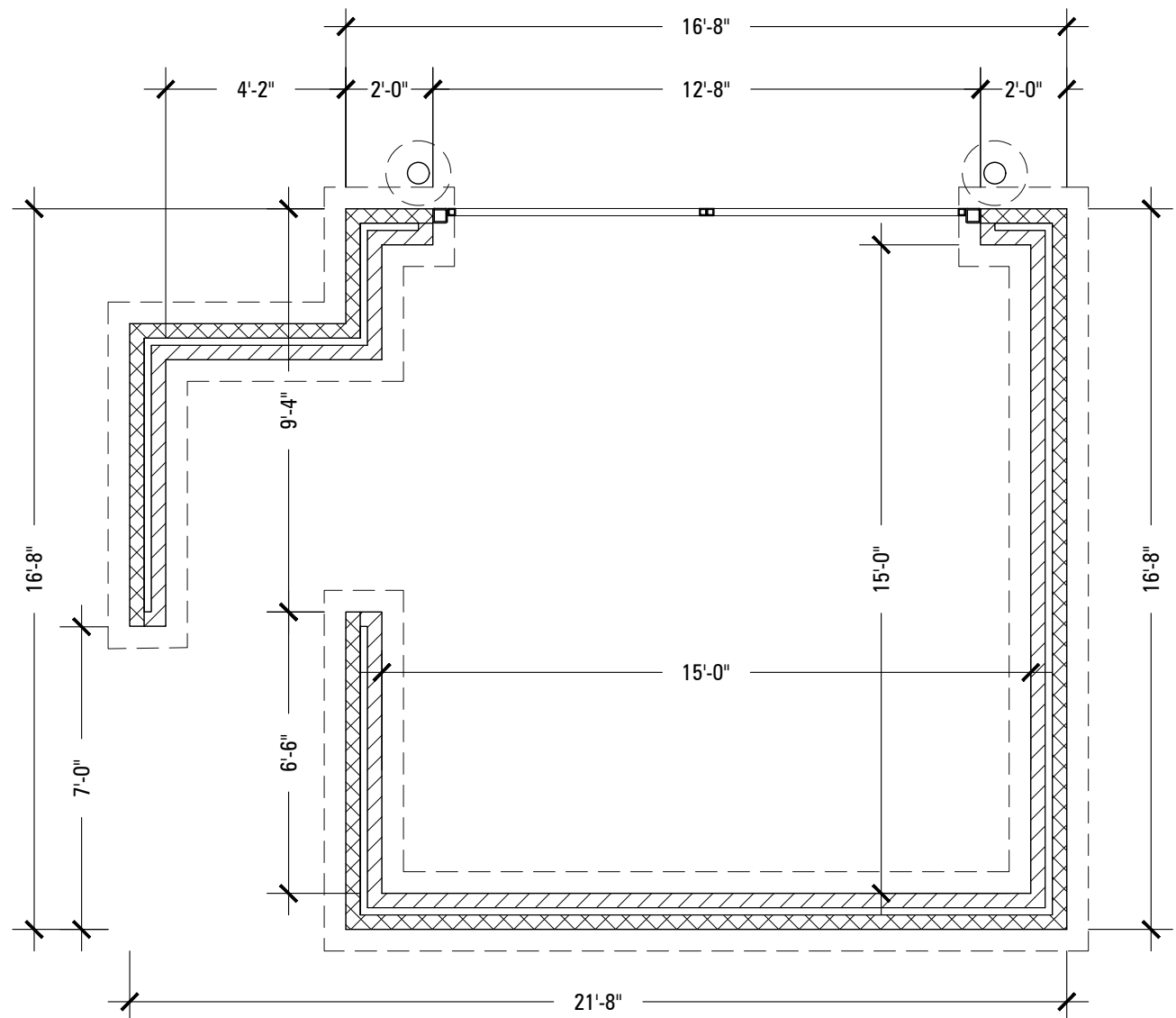
D

A

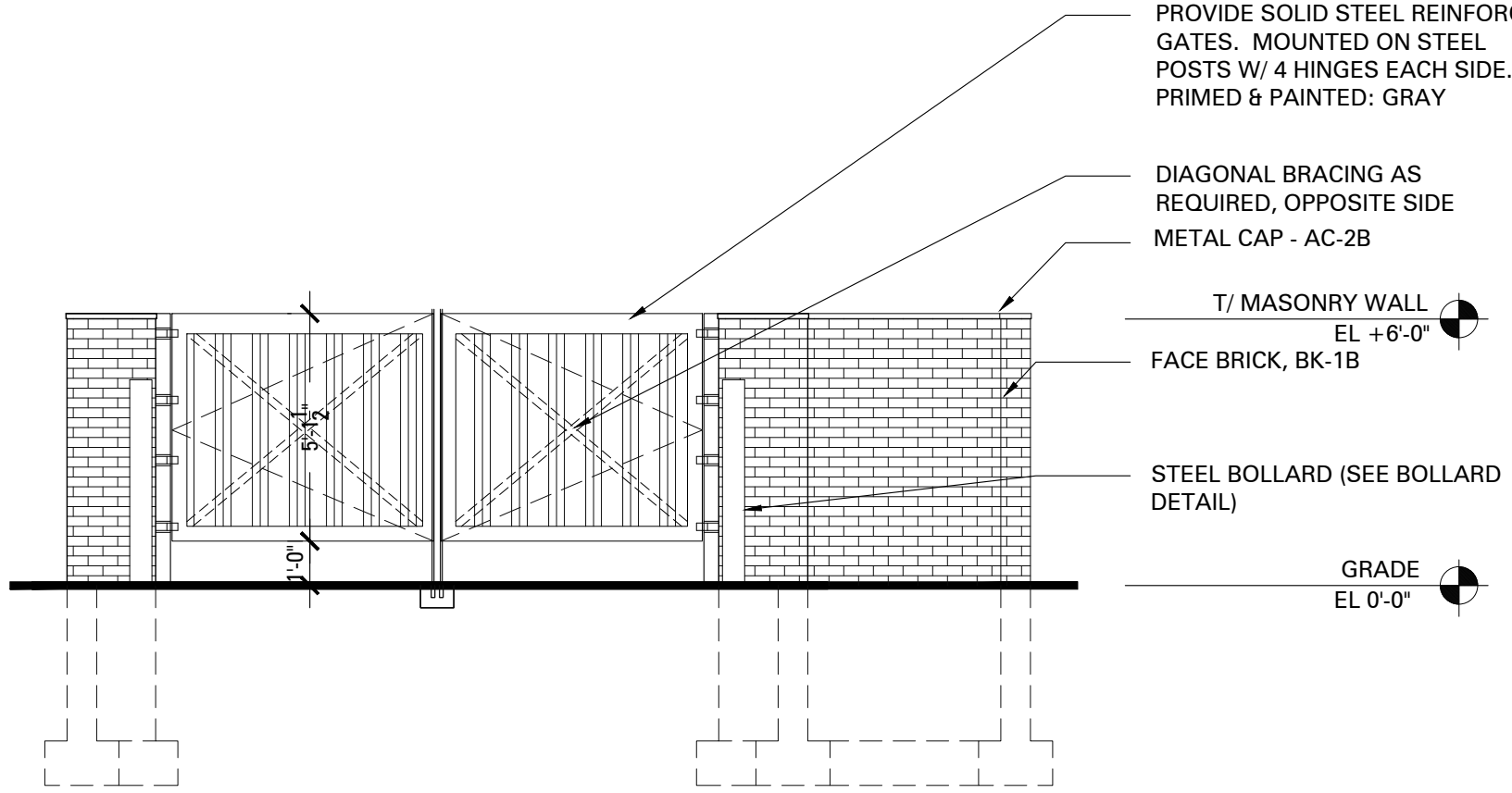
B



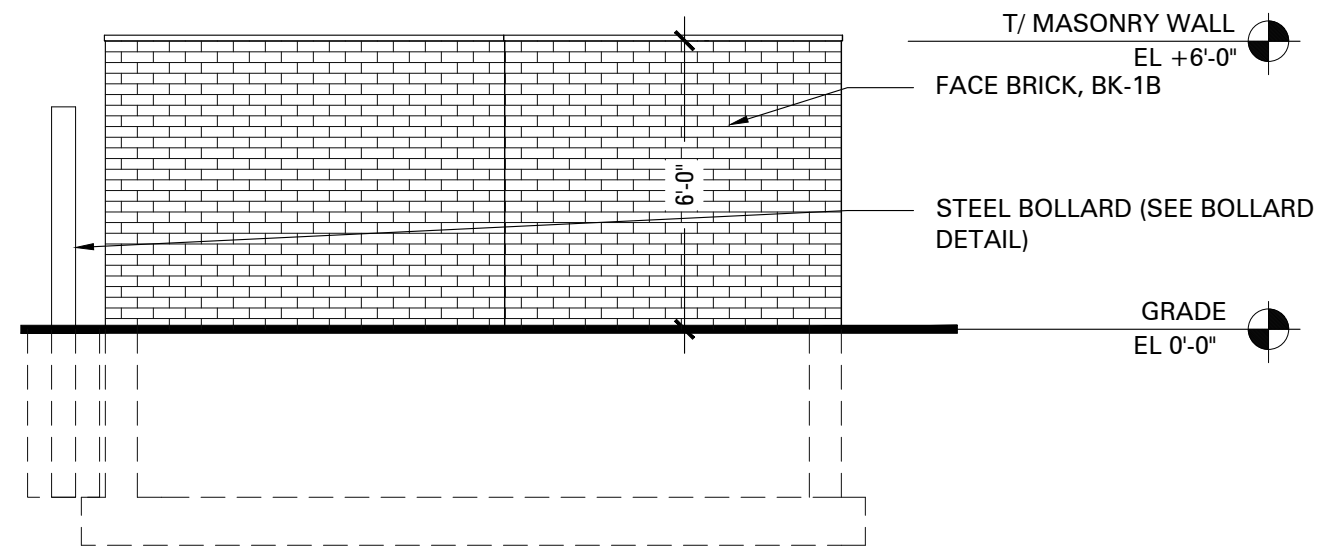
Attachment: Petitioner's Application Packet (3368 : 395 Roosevelt Rd Buona Beef)



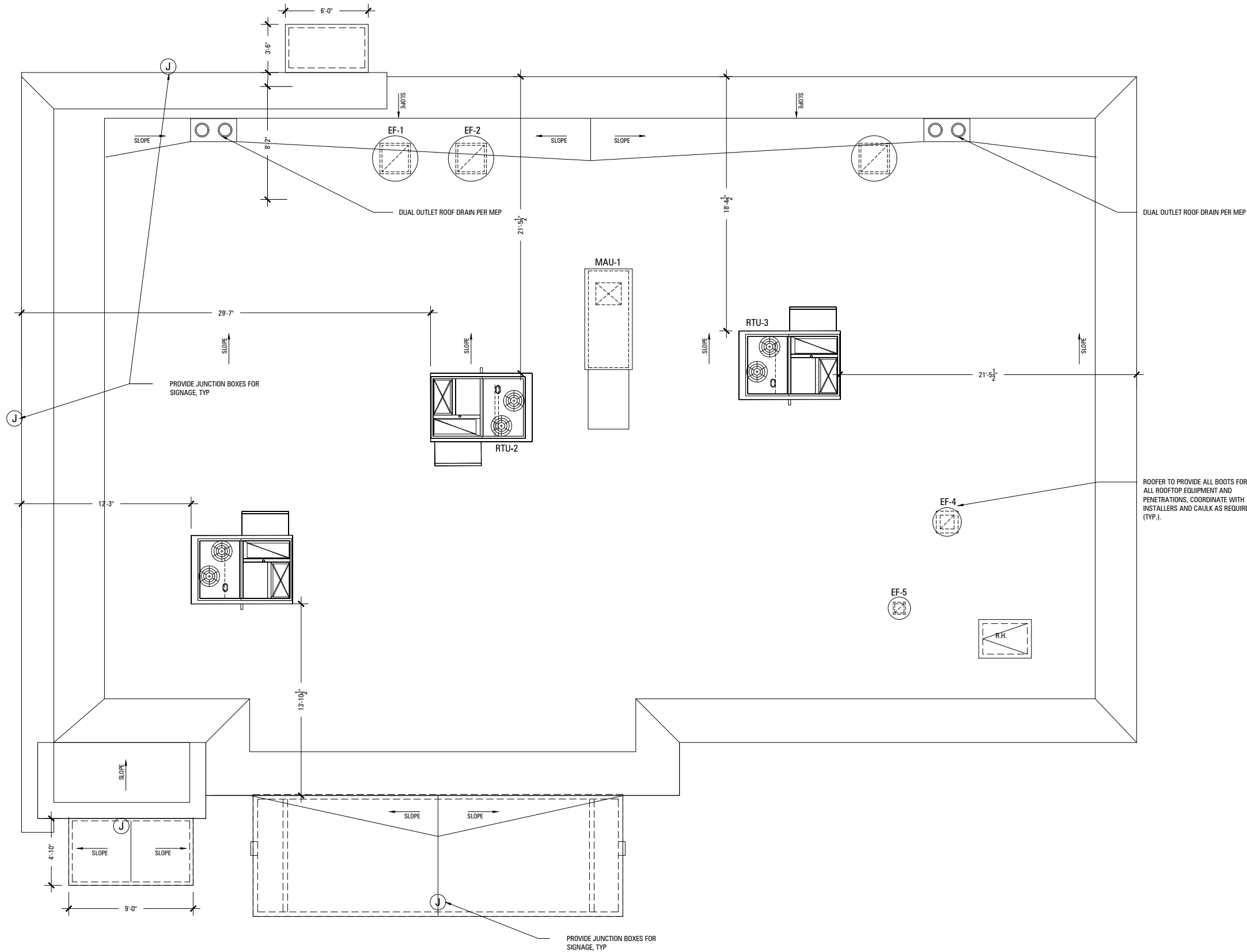
01 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



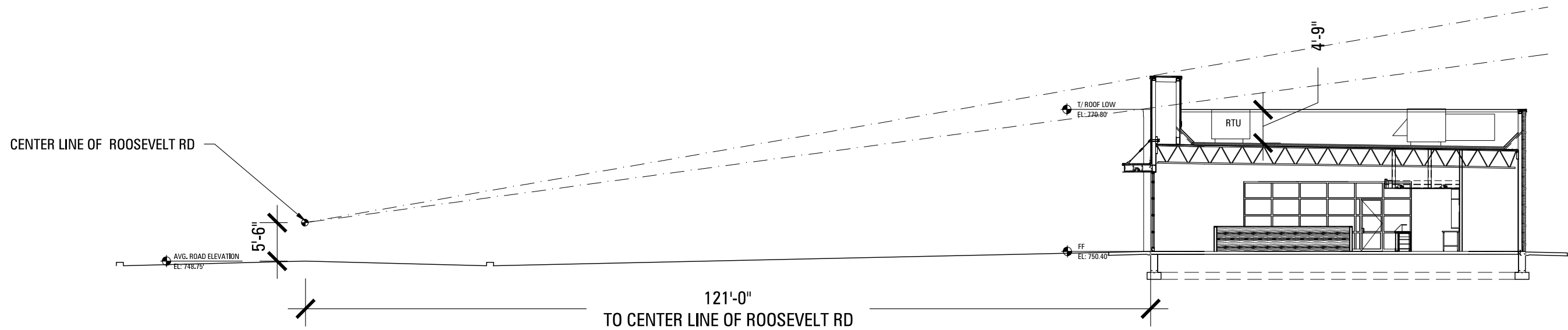
A SOUTH ELEV - TRASH ENCLOSURE
SCALE: 3/16" = 1'-0"

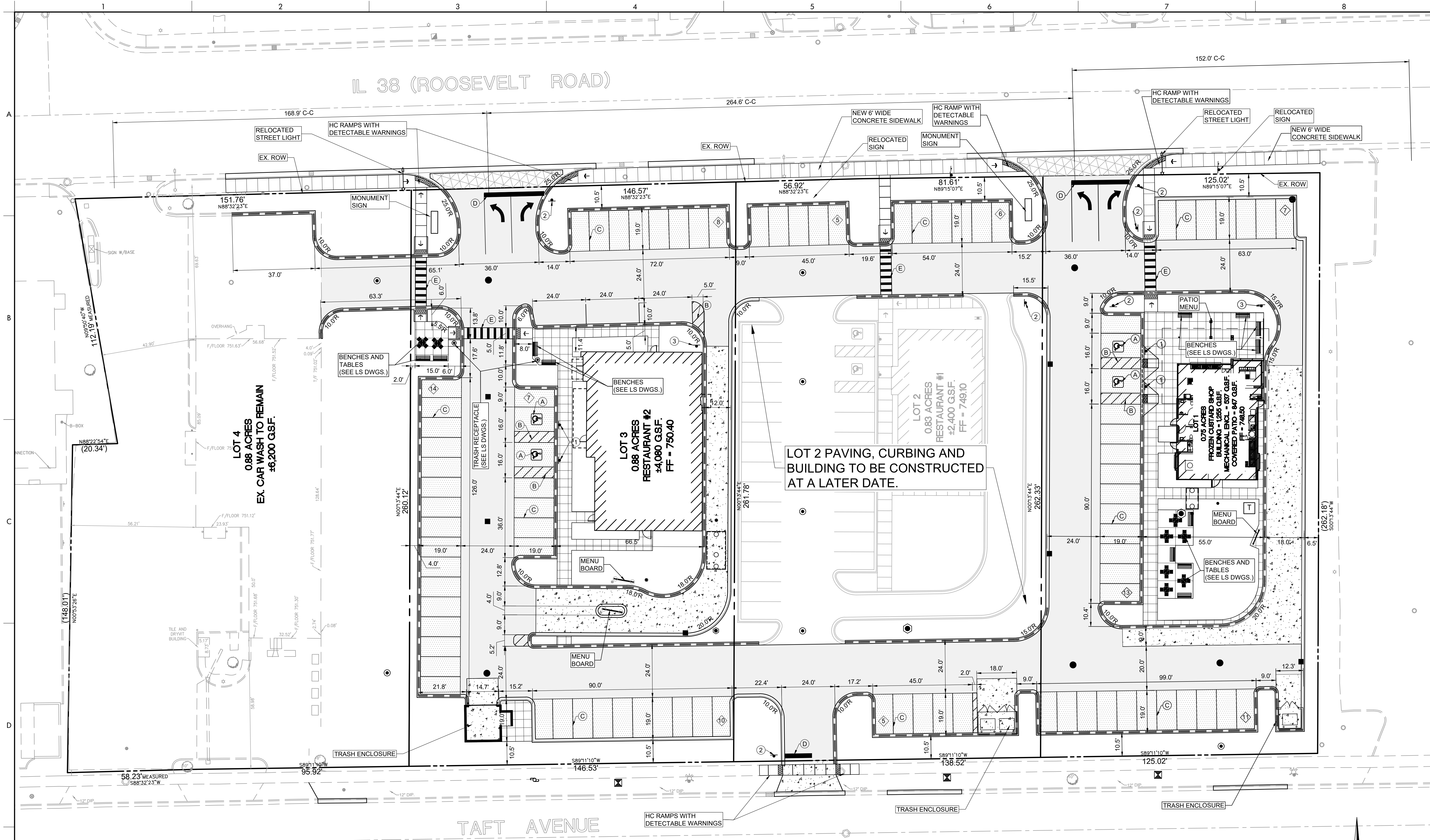


B EAST ELEV - TRASH ENCLOSURE
SCALE: 3/16" = 1'-0"



Attachment: Petitioner's Application Packet (3368 : 395 Roosevelt Rd Buona Beef)



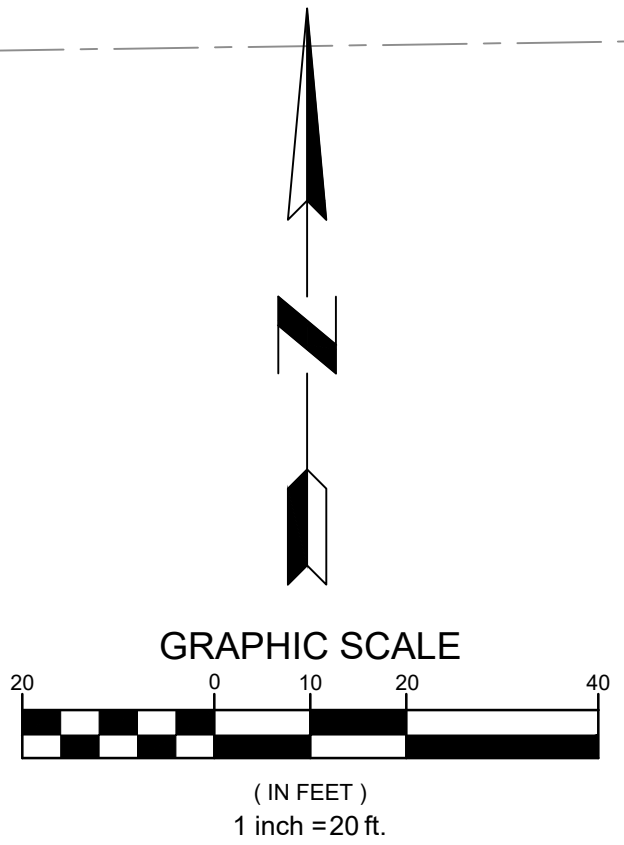


SITE PAVING LEGEND	
	HEAVY DUTY ASPHALT PAVEMENT 1.5" BITUMINOUS SURFACE COURSE, HOT MIX ASPHALT, MIX D, N50 2.5" BITUMINOUS BINDER COURSE, HOT MIX ASPHALT, IL-19, N50 12" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)
	LIGHT DUTY ASPHALT PAVEMENT 1.5" BITUMINOUS SURFACE COURSE, HOT MIX ASPHALT, MIX D, N50 2.5" BITUMINOUS BINDER COURSE, HOT MIX ASPHALT, IL-19, N50 10" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)
	CONCRETE PAVEMENT 8" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE (CA-6)
	SIDEWALK PAVEMENT 5" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE (CA-6)
	IDOT R.O.W. CONCRETE PAVEMENT 8" P.C. CONCRETE PAVEMENT WITH 6"x6" W.W. MESH 8" AGGREGATE BASE COURSE, TYPE B (IDOT GRAD CA-6)

- GENERAL NOTES**
- ALL DIMENSIONS AND CURB RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB SHALL BE B6.12 CURB AND GUTTER.
 - ALL SIDEWALK SHALL BE COMBINATION SIDEWALK AND BARRIER CURB AND SHALL BE MONOLITHICALLY CAST ACCORDING TO THE DETAIL.
 - ALL RADII ARE 5.0' UNLESS OTHERWISE NOTED.
 - ALL SITE SIGNAGE SHALL BE IN CONFORMANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) STANDARDS, LATEST EDITION.
 - PARKING SPACES SHALL BE ANGLED AT 90° TO THE ASSOCIATED DRIVE AISLE UNLESS OTHERWISE NOTED.
 - DETECTABLE WARNING STRIPS WITH TRUNCATED DOMES ON ALL CURB RAMPS SHALL CONSIST OF CONTRASTING COLOR TO ADJACENT PAVEMENT COLOR PER IDOT REGULATIONS, PREFERRED COLOR IS RED (FEDERAL COLOR STANDARD 30166)
 - REFER TO ARCHITECTURAL AND SIGNAGE PLANS FOR ANY ADDITIONAL SITE SIGNAGE AND PAVEMENT MARKINGS.
 - ALL TRAFFIC SIGNS SHALL BE INSTALLED AT 7' HIGH MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF SIGN.

- PAVEMENT MARKING AND SIGN LEGEND**
- ① R7-8 HANDICAP PARKING SIGN (12"x18") WITH \$250 FINE
 - ② R1-1 STOP SIGN (30"x30")
 - ③ R5-1 DO NOT ENTER SIGN (30"x30")
 - ④ R3-5L LEFT TURN ONLY SIGN (30"x36")
 - A HANDICAP SYMBOL PER LATEST ADA STANDARDS
 - B 4" SOLID YELLOW AT 24" C-C AT 45 DEGREES
 - C 4" SOLID YELLOW STRIPE (TYP)
 - D 24" WIDE WHITE STOP BAR (INSTALLED 4' BEFORE WALK)
 - E CROSSWALK - 12" SOLID YELLOW AT 36" C-C

SITE DATA	
TOTAL SITE AREA = 184,063 SF = 4.24 AC	
LOT 1 AREA = 0.75 AC	
LOT 2 AREA = 0.83 AC	
LOT 3 AREA = 0.88 AC	
LOT 4 AREA = 0.88 AC	
CUSTARD SHOP = 1,255 GSF	
RESTAURANT #1 = 2,400 GSF	
RESTAURANT #2 = 4,080 GSF	
EX. CAR WASH = 6,200 GSF	
PARKING PROVIDED:	
CUSTARD SHOP = 31 SPACES	
RESTAURANT #1 = 42 SPACES	
RESTAURANT #2 = 39 SPACES	
EX. CAR WASH = 21 SPACES	



SITE DIMENSIONAL AND PAVING PLAN

PROPOSED RETAIL DEVELOPMENT

395 ROOSEVELT ROAD, GLEN ELYN, IL

CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS



3343 N. NEVA AVENUE
CHICAGO, ILLINOIS 60634
PH: (312) 657-9570
FAX: (312) 657-9454
Email: info@civworks.com
WWW.CIVWORKS.COM

REVISIONS

NO.	DATE	REVISION
6	06-06-18	REVISED LOT 3 PER VILLAGE REVIEW
5	06-04-18	REVISED PER VILLAGE REVIEW
4	05-18-18	REVISED PER SITE PLAN CHANGES
3	04-09-18	REVISED PER VILLAGE AND DOT REVIEW
2	03-23-18	REVISED PER SITE PLAN CHANGES
1	02-16-18	REVISED PER SITE PLAN CHANGES

PROJ. MGR.:	OP
DRAWN BY:	OP
DATE:	11-08-2017
SCALE:	1"=20'
SHEET NO.	
C4.0	
PROJ. NUMBER:	17008

REVISIONS	
1	Village Review #1 5-17-16

BUONA BEEF

395 ROOSEVELT
Glen Ellyn, IL

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consist of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

SEAL:

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING
826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE

LANDSCAPE PLAN

PROJECT NO.:
16-033
DATE: 2-28-2017
SCALE: 1"=20'

SHEET
L-1

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

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Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

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Sod shall be mineral base only.

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All plant material shall be guaranteed for one (1) year from the date of acceptance.



DECORATIVE WALL FEATURE

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
AFJ	4	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	2.5' BB
AFJ	1	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	3.0' BB
AFJ	1	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	4.5' BB
GPS	1	Ginkgo b. 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5' BB
GTS	3	Gleditsia t. 'Skyline'	Skyline Honeylocust	2.5' BB
GDE	1	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	2.5' BB
QRL	1	Quercus r. 'Long'	Regal Prince English Oak	2.5' BB

EVERGREEN TREES				
PP	1	Picea pungens	Colorado Green Spruce	6' BB
PP	1	Picea pungens	Colorado Green Spruce	9' BB
PP	1	Picea pungens	Colorado Green Spruce	12' BB

DECIDUOUS ORNAMENTAL TREES				
SIS	1	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	6.0' BB
SIS	1	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	8.5' BB

DECIDUOUS SHRUBS & SHRUB ROSES				
DL	22	Diervilla lonicera	Dwarf Bush Honeysuckle	#3
DKR	19	Diervilla l. 'G2X885411'	Red Kodiak Diervilla	#3
HLL	12	Hydrangea p. 'Jane'	Little Lime Hydrangea	#3
HPL	6	Hydrangea p. 'Limelight'	Limelight Hydrangea	#5
HVS	3	Hydrangea p. 'Ranhy'	Vanilla Strawberry Hydrangea	#5
RGL	48	Rhus a. 'Gro-Low'	Gro-Low Sumac	#5
RDA	9	Rosa 'Meimirose'	Apricot Drift Rose	#3
RDR	10	Rosa 'Meigalpio'	Red Drift Rose	#3
RDK	17	Rosa 'Radtko'	Double Knockout Shrub Rose	#3
RPP	8	Rosa r. 'Purple Pavement'	Purple Pavement Rose	#5
SBT	7	Spiraea betulifolia 'Tor'	Birchleaf Spirea	#5
VBM	5	Viburnum d. 'Christom'	Blue Mufin Arrowwood Viburnum	30"#5
VWR	2	Weigela f. 'Alexandra'	Wine & Roses Weigela	#5

EVERGREEN SHRUBS				
JDF	3	Juniperus c. 'Dau's Frosted'	Dau's Frosted Juniper	#5
JKC	18	Juniperus c. 'Kalley's'	Kalley's Compact Juniper	24"#5
JSG	14	Juniperus c. 'Sea Green'	Sea Green Juniper	36"
JBP	14	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	#5
JBF	5	Juniperus s. 'Blue Forest'	Blue Forest Juniper	24"#5
TMD	6	Taxus m. 'Danielsformis'	Danise Yew	24"#5
TT	21	Thuja o. 'Bail John'	Technite Arborvitae	4' BB

ORNAMENTAL GRASS				
CKF	76	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
CID	12	Carex m. 'Ice Dance'	Ice Dance Sedge	#1
MSV	1	Miscanthus s. 'Variegatus'	Variegated Silver Grass	#1
PVR	14	Panicum v. 'Robtahnbusch'	Red Switch Grass	#1
SSC	6	Schizachyrium s. 'Carousel'	Carousel Little Bluestem	#1
SA	11	Sesleria autumnalis	Autumn Moor Grass	#1
SH	46	Sporobolus heterolepis	Prairie Dropseed	#1

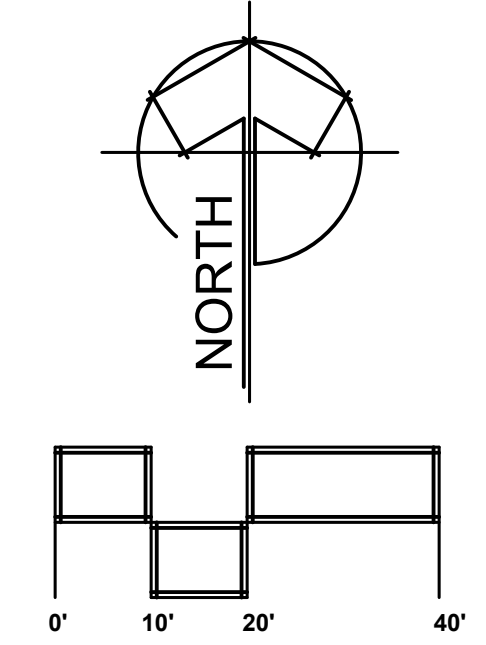
PERENNIALS				
EPA	15	Echinacea p. 'Alba'	White Coneflower	#1
EBC	21	Echinacea x 'CBG Cone 2'	Butterfly Cleopatra Coneflower	#1
EPH	39	Echinacea x 'CBG Cone 2'	Flxie Meadowrite Coneflower	#1
GR	7	Geranium 'Gerwat'	Rozanne Geranium	#1
GMF	26	Geranium s. 'Max Frie'	Max Frie Geranium	#1
HGB	25	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1
HSW	25	Hemerocallis 'Summer Wme'	Summer Wme Daylily	#1
HAM	3	Hosta 'August Moon'	August Moon Hosta	#1
HP	5	Hosta 'Patriot'	Patriot Hosta	#1
NJW	35	Nepeta f. 'Novanepjun'	Junior Walker Catmint	#1
PA	13	Polystichum acrostichoides	Christmas Fern	#1
SBE	3	Stachys b. 'Big Ears'	Big Ears Lamb's Ear	#1

GROUNDCOVERS & VINES				
ABB	4	Ajuga r. 'Bronze Beauty'	Carpet Bugleweed (96 plants)	from 24 flat
LS	28	Liriope spicata	Creeping Lilyturf (280 plants)	from 10 flat
SK	16	Sedum kamtschaticum	Russian Sedum (160 plants)	from 10 flat

MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
277 SY	Sod	Kentucky Bluegrass Blend (mineral base)
51 CY	Mulch	Shredded Hardwood Bark
1 CY	Mulch	Southern Pine Bark Fines
21 CY	Mulch	Compost (Yard Waste or Mushroom)
39 LF	Modular Concrete Block Accent Wall	- See Photo
230 SF	Reclaimed Pavers including:	gravel base, bedding sand, Jointing Sand and a Wet-Look Sealer
TBD CY	Imported Topsoil Back-fill	- Behind accent wall

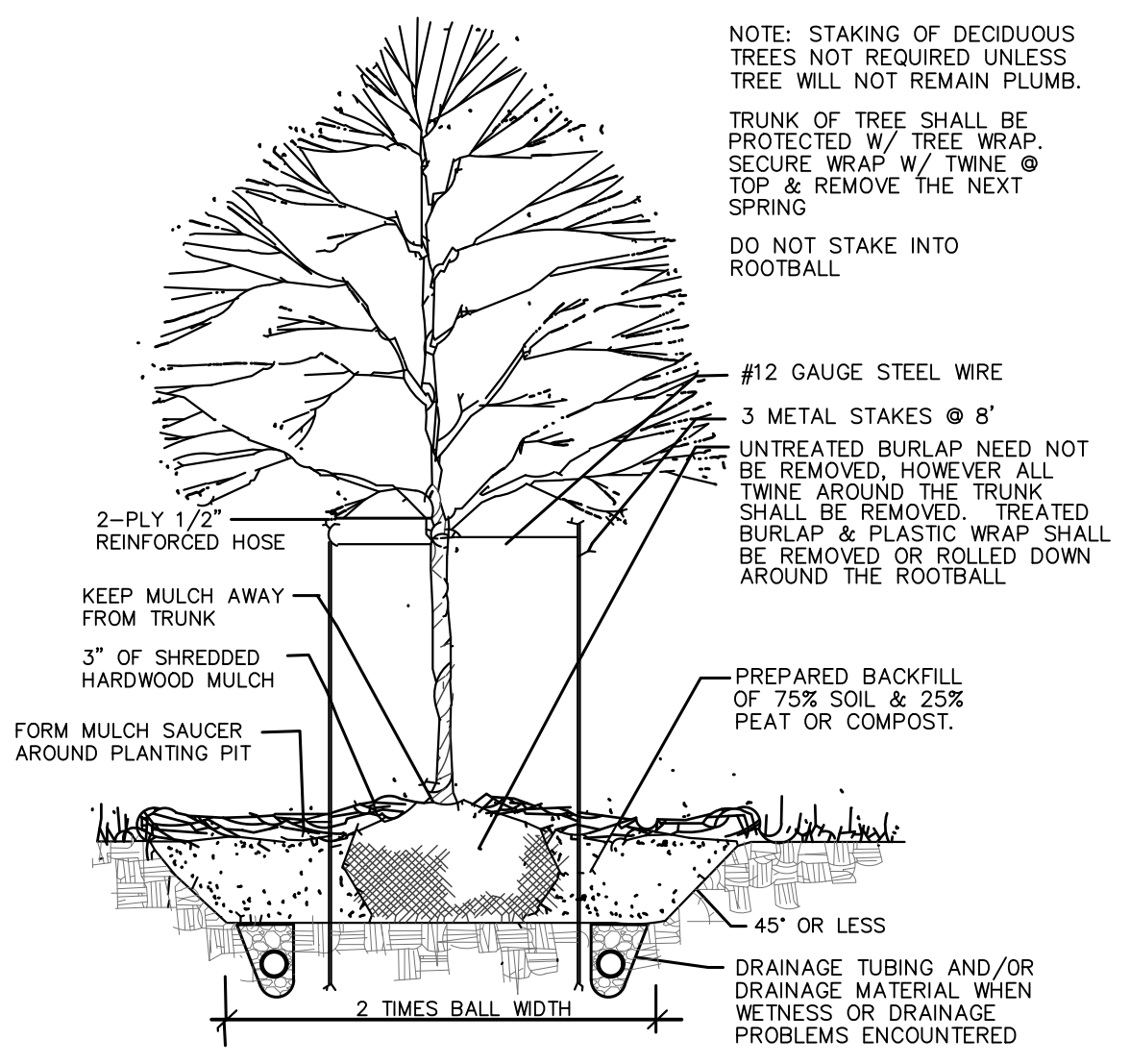
CALL
JULIE
48 HOURS
BEFORE YOU DIG
1-800-892-0123
TOLL FREE
Operates 24 Hours
Every Day



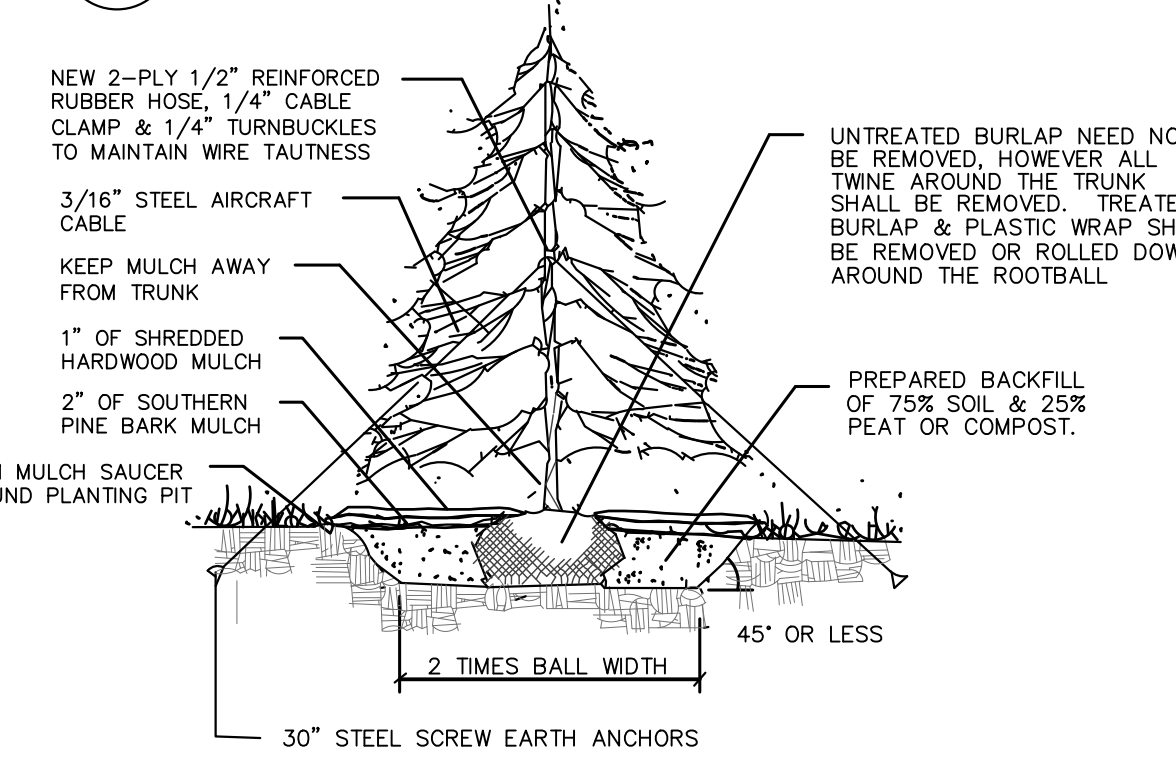
OPEN SPACE CALCULATIONS
Total Lot Area = 38,333 Sq.Ft.
Total Open Space = 8,310 Sq.Ft. (22%*)
Quasi Public Open Space = 3,050 Sq.Ft. (8%*, 37%**)

* Percent of Total Lot Area
** Percent of Total Open Space
 Quasi Public Open Space

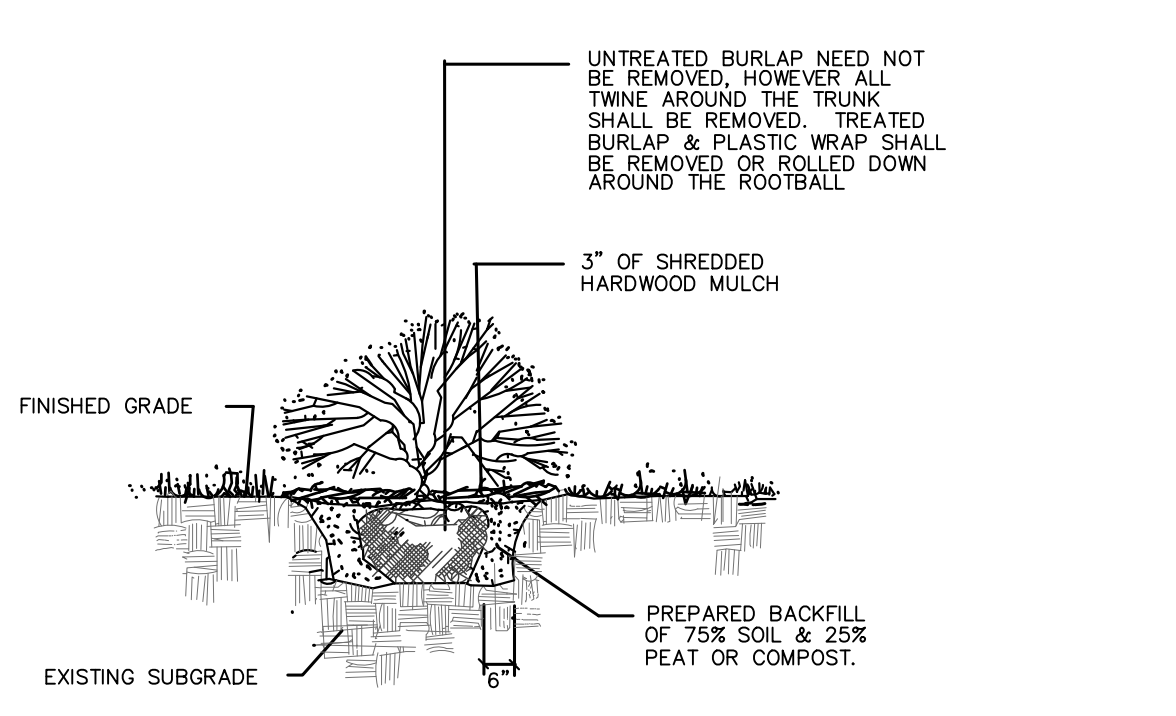
Type	Size	Required Number	Provided Number
Deciduous Shade	2"-2.5" caliper	6 x .18 = 1.1	1
	3"-4" caliper	5 x .18 = 9.0	1
	4.5" caliper and larger	3 x .18 = .54	1
Ornamental	6'-8" tall	3 x .18 = .54	1
	8.5" tall	2 x .18 = .36	1
	6'-8" tall	2 x .18 = .36	1
	8.5'-10' tall	2 x .18 = .36	1
Evergreen	8.5'-10' tall	2 x .18 = .36	1
	10.5" tall and larger	1 x .18 = .54	1
Total			8



DECIDUOUS TREE

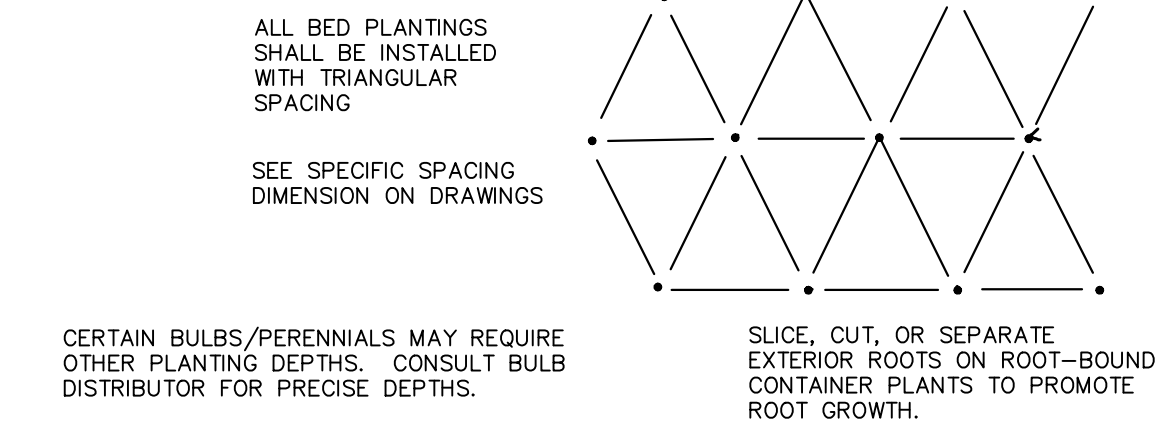
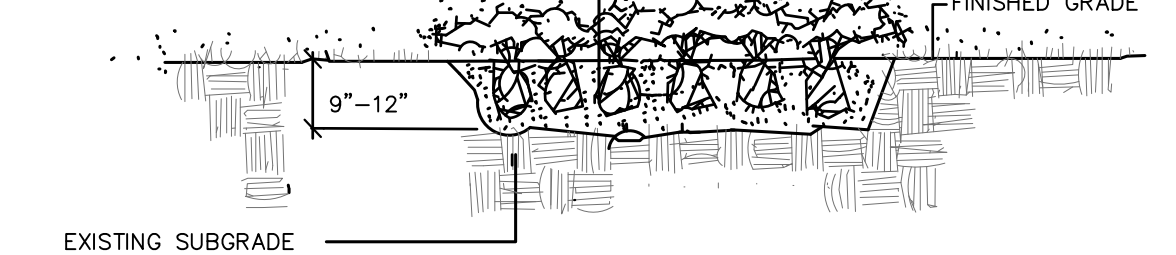


EVERGREEN TREE



SHRUBS

PERENNIALS & ORN. GRASSES SHALL BE TOPDRESSED WITH 2" OF SHREDDED HARDWOOD MULCH
GROUNDCOVERS & ANNUALS SHALL BE TOPDRESSED WITH 2" OF MUSHROOM COMPOST
PLANTING SOIL: MIN. OF 3" MUSHROOM COMPOST ROTOTILLED INTO SOIL TO A MIN. DEPTH OF 6". DO NOT COMPACT UNNECESSARILY AFTER PLANTING
APPLY 18-6-12 OSMOCOTE (270 DAY) TIMED RELEASED FERTILIZER TO GROUNDCOVER & PERENNIAL BEDS & 14-14-14 OSMOCOTE (120 DAY) TIME RELEASED FERTILIZER TO ANNUAL BEDS PER MFRS. RECOMMENDATIONS.

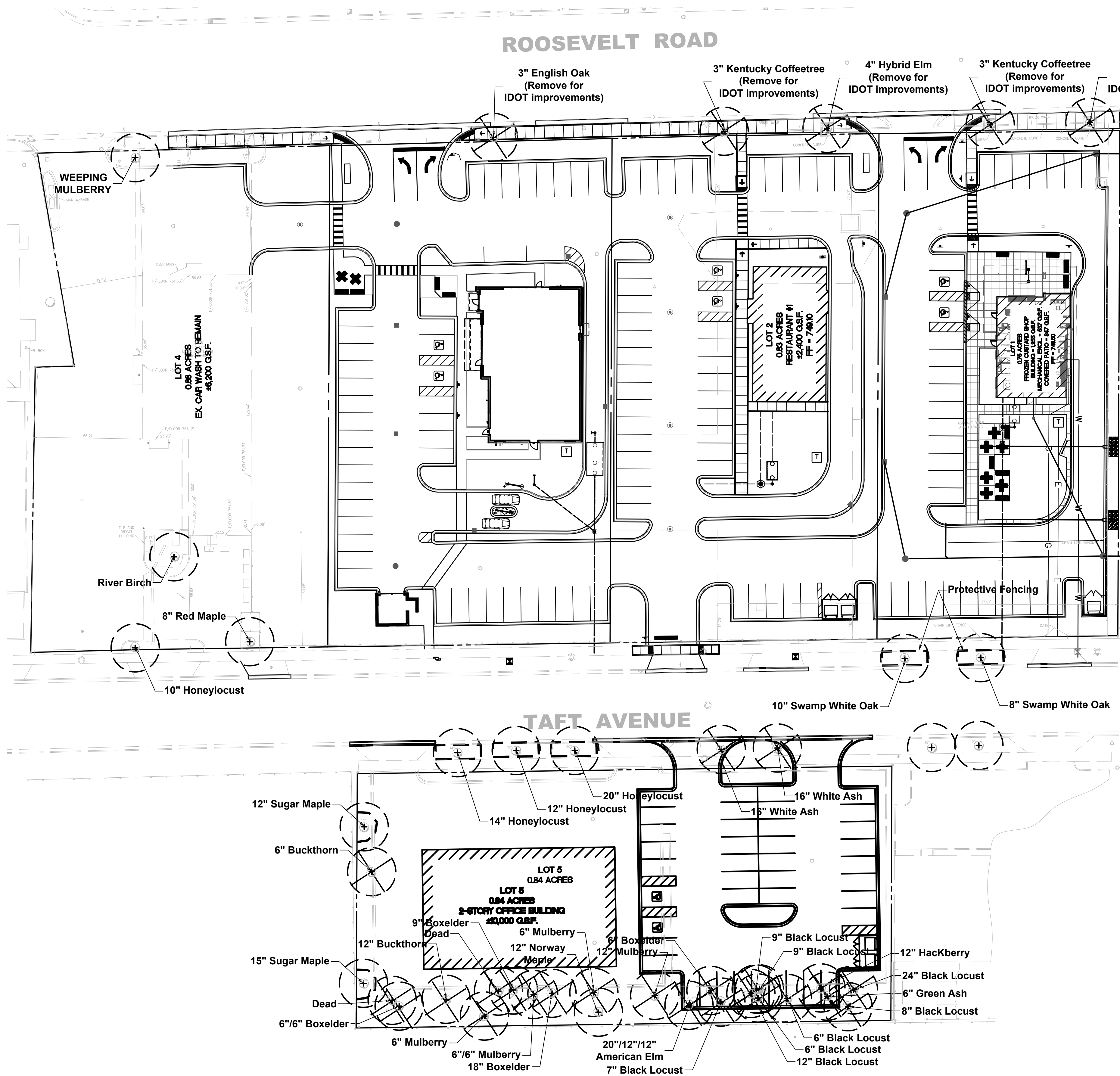


BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVERS & ANNUALS)

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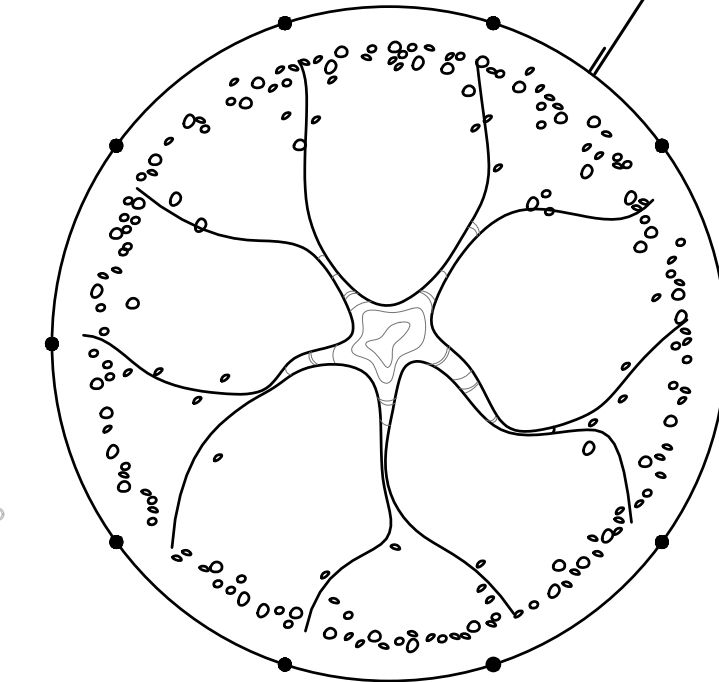
Attachment: Petitioner's Application Packet (3368 : 395 Roosevelt Rd Buona Beef)



ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

ORANGE POLYETHYLENE SAFETY FENCING
PLACED AT OR BEYOND DRIP-LINE



TREE PRESERVATION DETAIL

NTS

GENERAL NOTES:

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.

Prior to the issuance of a building permit, the protective fencing shall be reviewed and approved by the Forestry Consultant.

All work must be performed according to the approved Tree Preservation Plan.

An approved Tree Preservation Plan must be available on the construction site.

Stay within the designated work access areas shown on plan.

There shall be no grading or filling within the protected critical root zone

No equipment shall be driven over or material stored within the critical root zones of protected trees.

Tree fence and silt fence for all protected trees must be properly maintained throughout construction. Tree fence for unprotected trees should remain in place throughout construction, except when direct access is necessary. Before entering critical root zone area, check with Forestry Consultant.

All required tree and silt fencing shall remain in place until the time of finish and landscaping and can only be removed upon review and approval by the Forestry Consultant.

Attachments (wire, fence, etc.) other than those approved for guying, bracing or wrapping must not be attached to protected trees.

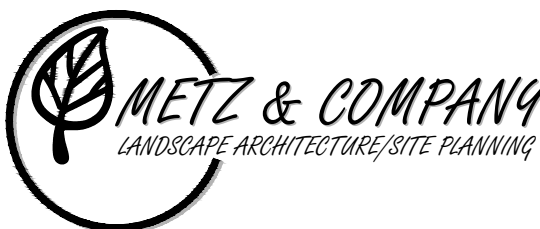
Contractor shall restore all construction access areas and protect all concrete walks from damage during construction. All restoration costs and repair costs for concrete walks (if needed) shall be at the Contractors expense.

REVISIONS

3	Buona Beef Site Plan 5-17-18
2	Village Review #2 9-21-17
1	Village Review 8-24-17

395 ROOSEVELT
Glen Ellyn, IL

SEAL:



826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net

TITLE
TREE
PRESERVATION
PLAN

PROJECT NO.:

16-033

DATE:

7-20-2017

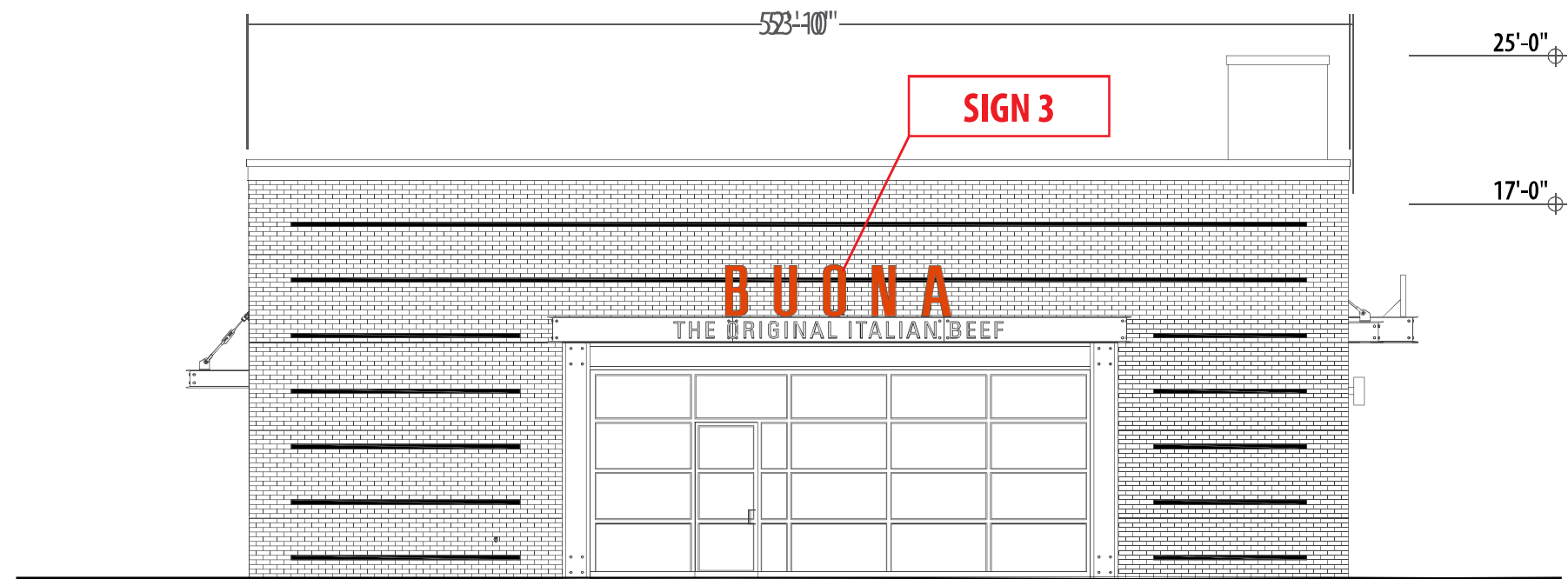
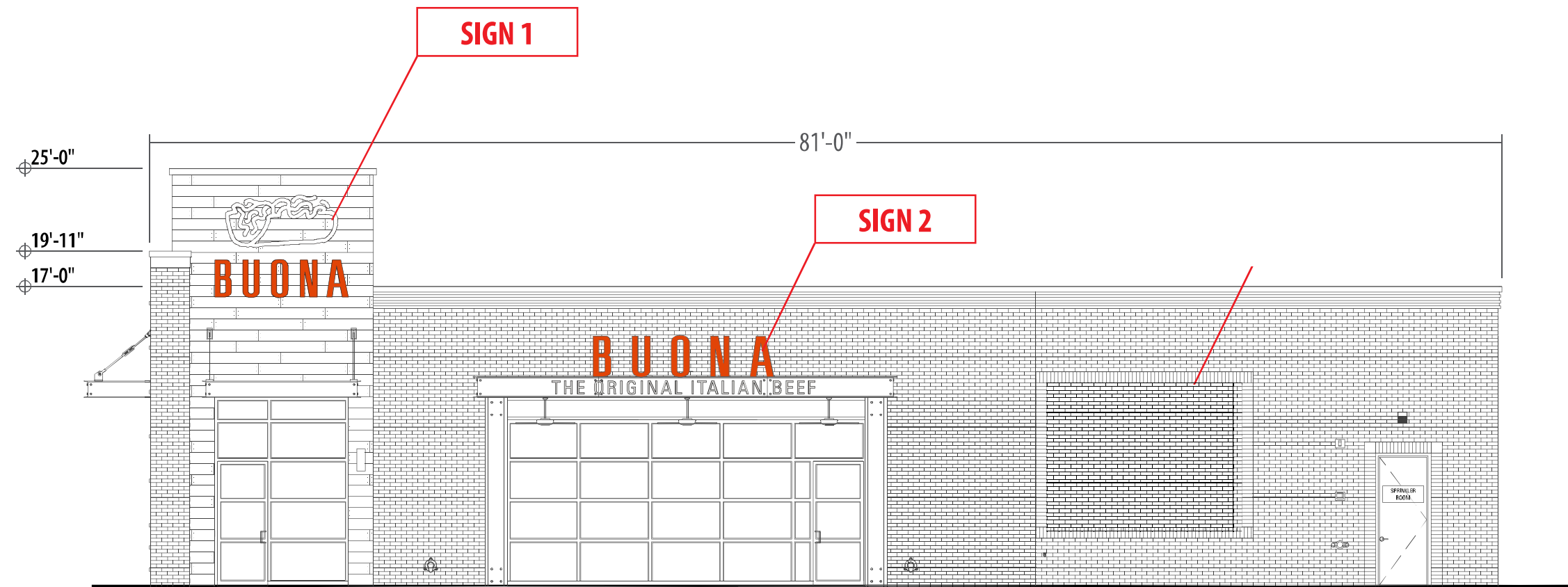
SCALE:

1"=30'

SHEET

TP-1

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CUSTOMER
Buona Beef

LOCATION

SITE NUMBER
N/A

ACCOUNT REP
Mike Shelly

DRAWN BY
MH

DATE

REVISED
X
X
X
X
X
X
X
X
X
X
X

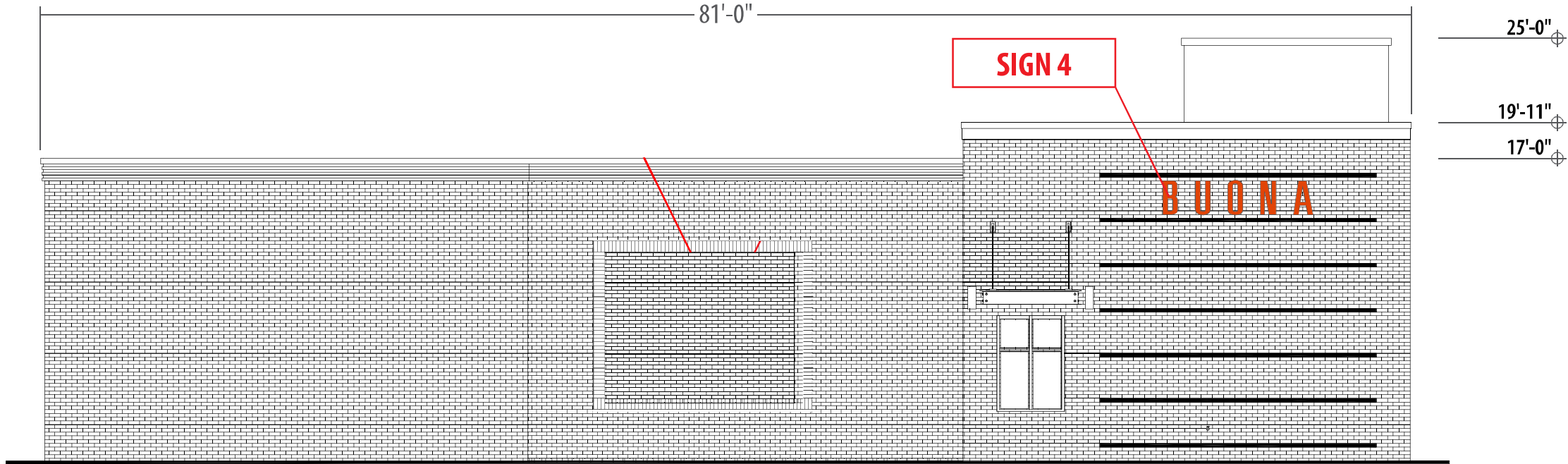
NOTES

SCALE
NTS

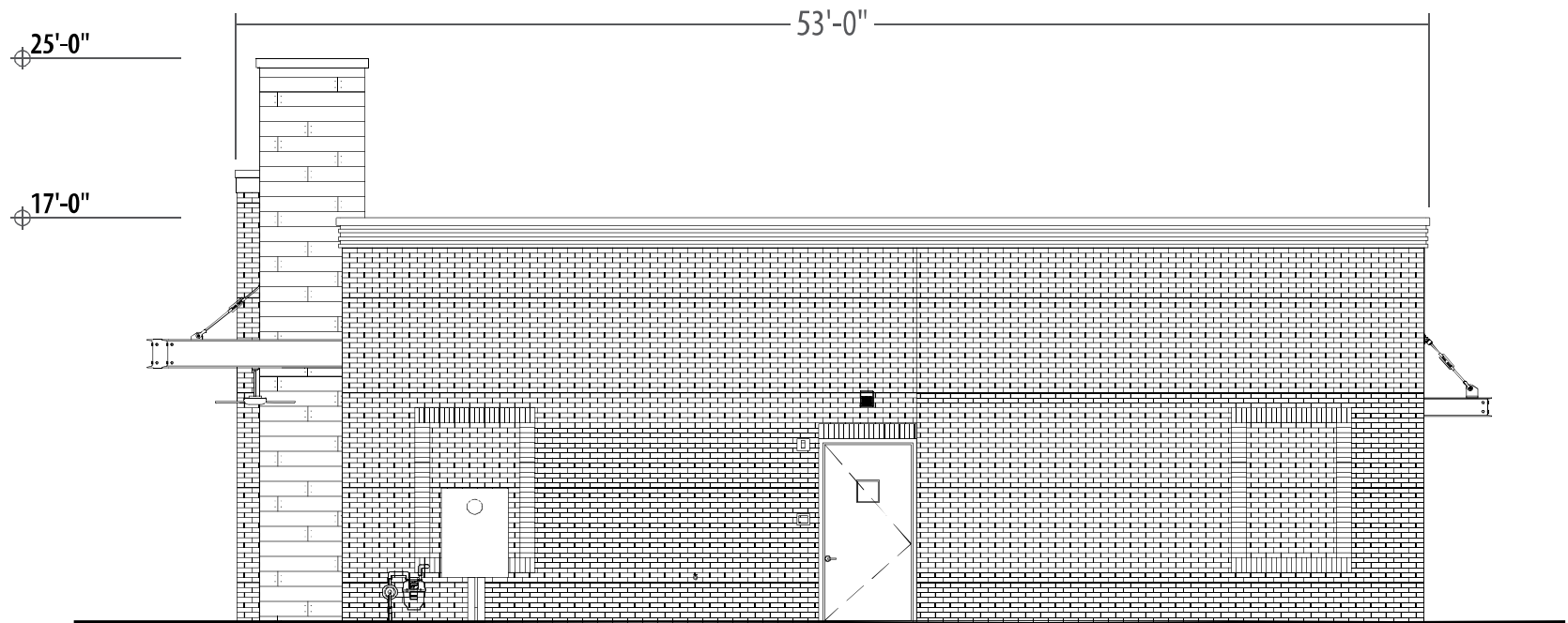
CORPORATE ID SOLUTIONS
5563 N Elston Ave.
Chicago, IL 60630
P: 773-763-9600
F: 773-763-9606
CorporateIDSolutions.com



Attachment: GlenEllyn sign (3368 : 395 Roosevelt Rd Buona Beef)



NORTH ELEVATION



EAST ELEVATION

CUSTOMER

Buona Beef

LOCATION

SITE NUMBER

N/A

ACCOUNT REP

Mike Shelly

DRAWN BY

MH

DATE

REVISED

- X
- X
- X
- X
- X
- X
- X
- X
- X
- X
- X

NOTES

SCALE

NTS

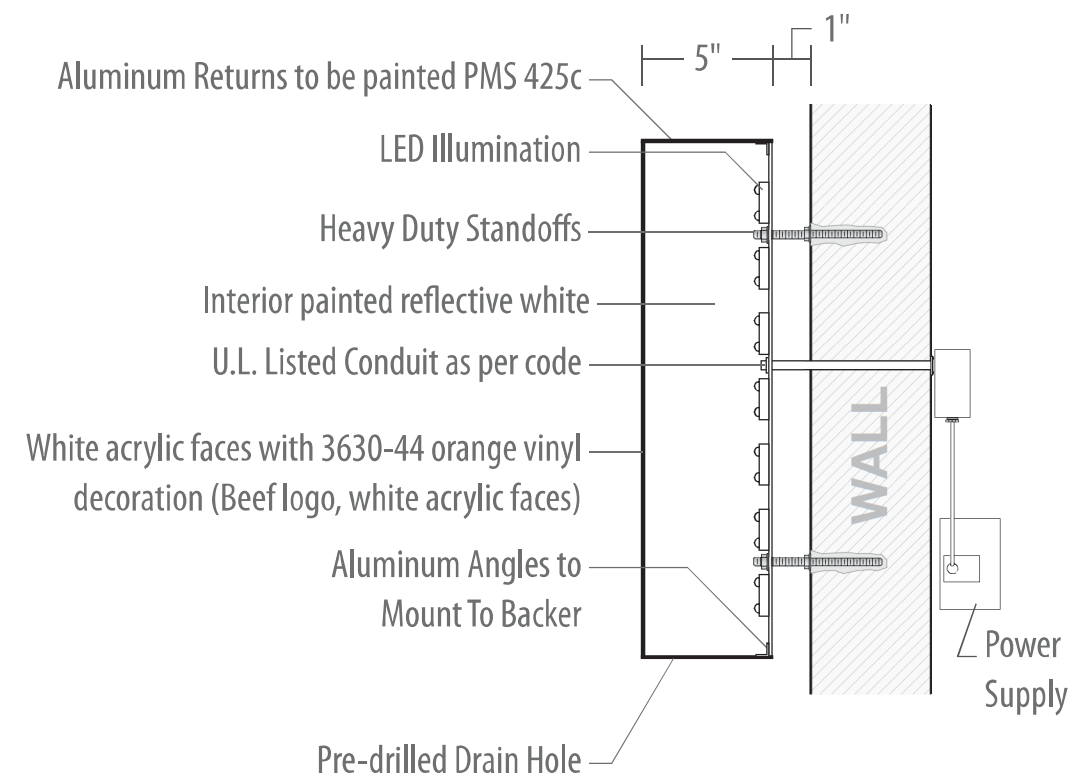
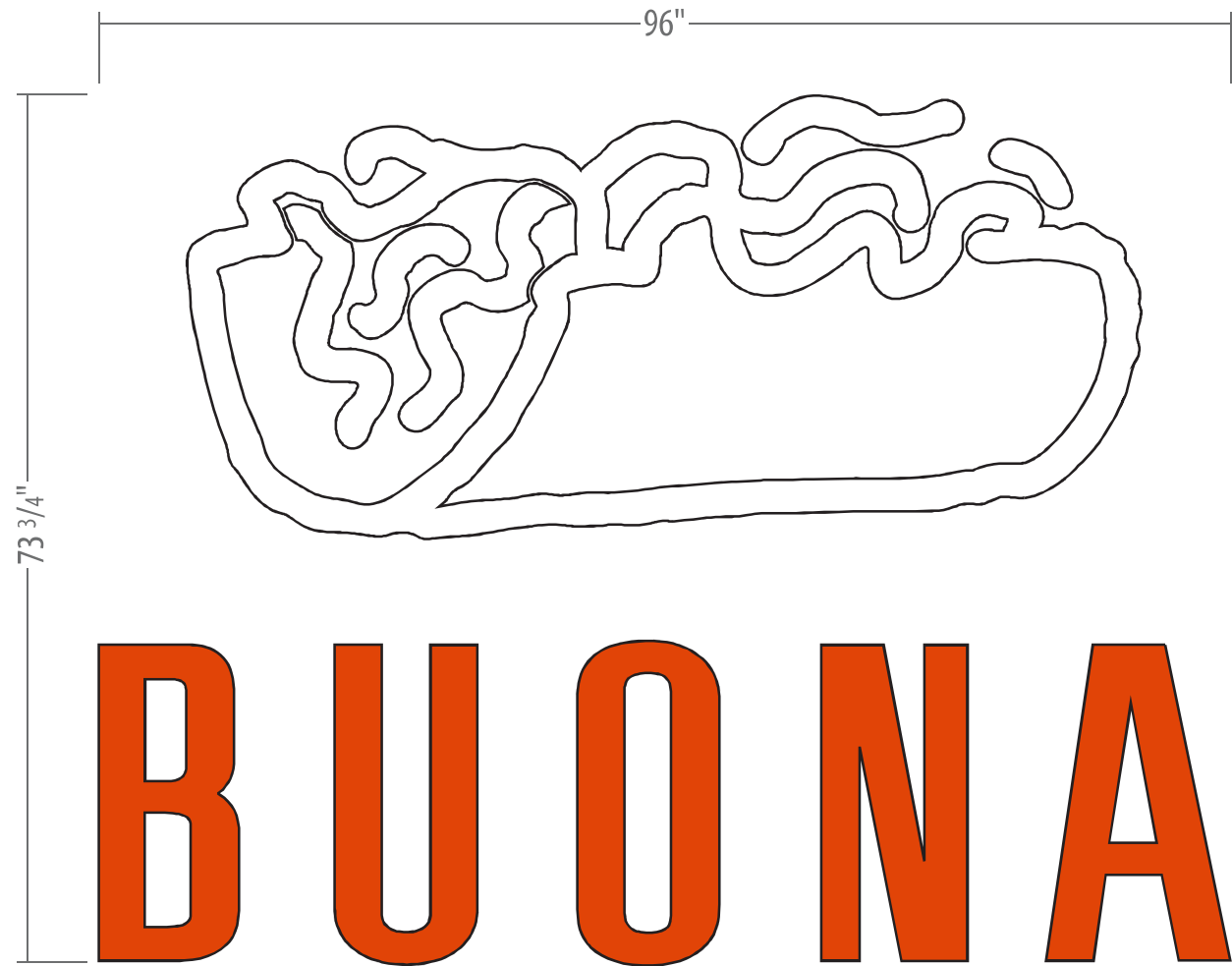
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Attachment: GlenEllyn sign (3368 : 395 Roosevelt Rd Buona Beef)

SIGN 1 ILLUMINATED CHANNEL LETTERS & LOGO



CUSTOMER
Buona Beef

LOCATION

SITE NUMBER
N/A

ACCOUNT REP
Mike Shelly

DRAWN BY
MH

DATE

REVISED
X
X
X
X
X
X
X
X
X
X

NOTES

SCALE
NTS

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Chicago, IL 60630
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Attachment: GlenEllyn sign (3368 : 395 Roosevelt Rd Buona Beef)

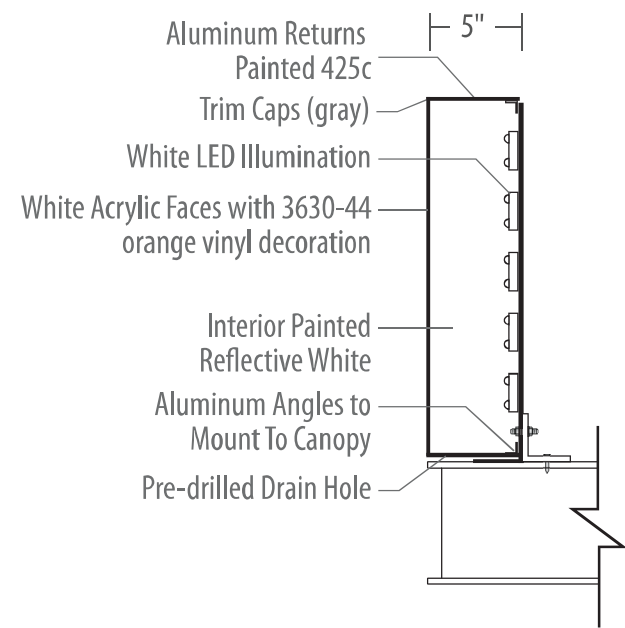
SIGNS 2 & 3

ILLUMINATED CHANNEL LETTERS

DIMENSIONAL LETTERS



ELEVATION VIEW



BUONA LETTERS SIDE VIEW

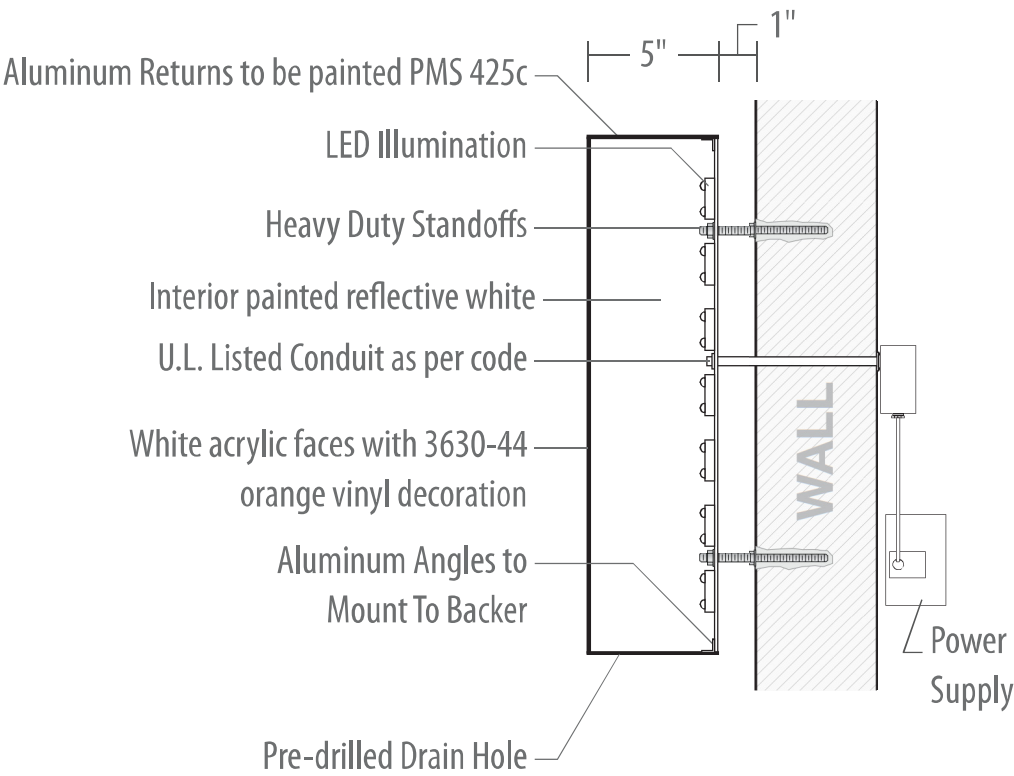
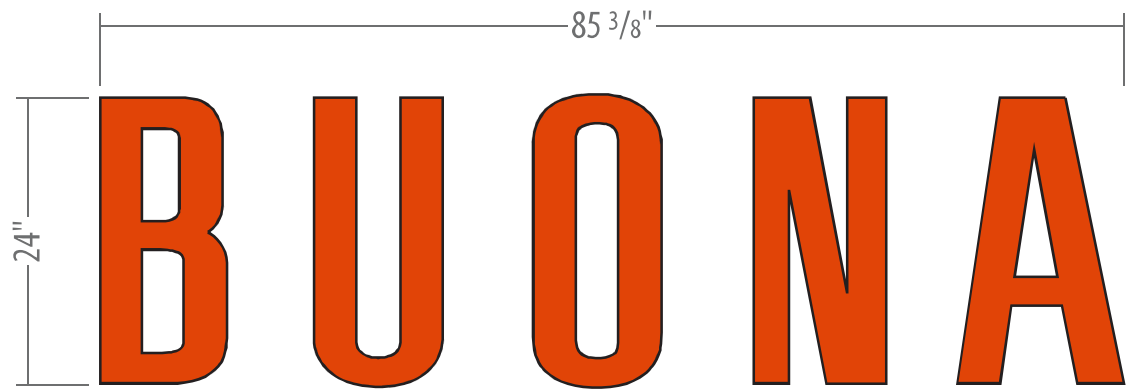


DIMENSIONAL LETTERS SIDE VIEW

CUSTOMER	Buona Beef
LOCATION	
SITE NUMBER	N/A
ACCOUNT REP	Mike Shelly
DRAWN BY	MH
DATE	
REVISED	X
	X
	X
	X
	X
	X
	X
	X
	X
	X
NOTES	
SCALE	NTS
CORPORATE ID SOLUTION:	5563 N Elston Ave. Chicago, IL 60630 P: 773-763-9600 F: 773-763-9606 CorporateIDSolutions.com
 CORPORATE IDENTIFICATION SOLUT	

Attachment: GlenEllyn sign (3368 : 395 Roosevelt Rd Buona Beef)

SIGN 4 ILLUMINATED CHANNEL LETTERS



CUSTOMER
Buona Beef

LOCATION

SITE NUMBER
N/A

ACCOUNT REP
Mike Shelly

DRAWN BY
MH

DATE

REVISED
x
x
x
x
x
x
x
x
x
x

NOTES

SCALE
NTS

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Chicago, IL 60630
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CorporateIDSolutions.com



Attachment: GlenEllyn sign (3368 : 395 Roosevelt Rd Buona Beef)