



Comprehensive Plan

Village of Glen Ellyn, Illinois





Introduction

The Village of Glen Ellyn is a mature suburban community with a population of approximately 27,500 persons. It is located in DuPage County, approximately 25 miles due west of downtown Chicago.

Glen Ellyn is an attractive and desirable community noted for its quality residential neighborhoods, its “small-town” atmosphere, its historic downtown, and its variety of public and institutional amenities.

In the Fall of 1999, the Village began the process of preparing a new Comprehensive Plan. The Village’s previous Plan was prepared in 1986.

Glen Ellyn’s planning program entailed significant public input and participation. A 21-member Citizens Advisory Committee was appointed to work with the Consultant throughout the course of the study. Key person interviews, community workshops

and a community survey were undertaken early in the process to elicit ideas and perceptions about issues and potentials within Glen Ellyn. Public meetings were also undertaken at key junctures to present information, discuss findings and conclusions, and establish consensus.

The Comprehensive Plan:

The Comprehensive Plan is Glen Ellyn’s official policy guide for physical improvement and development. It considers not only the immediate needs and concerns of the community, but also projects improvement and development 10 to 15 years in the future.

The Plan is “comprehensive” in both scope and coverage. It encompasses the use of land and buildings; the movement of vehicles and pedestrians; and the provision of parks, schools, utilities, and other public facilities. It addresses residential neighborhoods, commercial areas, public and institutional lands, and the public rights-of-way.

The Comprehensive Plan establishes the “ground rules” for private improvement and development. It provides guidelines by which the Plan Commission and Village Board can review and evaluate private development proposals. The Plan also provides a guide for public investments and capital improvements, and can help to ensure that local public dollars are spent wisely.

The Comprehensive Plan provides a basis for the Zoning Ordinance, Subdivision Regulations and other development codes, all of which are used to implement planning policies and recommendations.

Finally, the Comprehensive Plan can serve as a marketing tool to promote Glen Ellyn’s unique assets, and it can be used to help attract new families and desirable new investment and development to the community in the future.

Summary Report:

This “Summary” report provides an overview of Glen Ellyn’s new Comprehensive Plan. For more detailed information on policies, guidelines, and recommendations, the reader should consult the full Comprehensive Plan document, which is available at the Planning & Development Department and at the Village’s Web site.

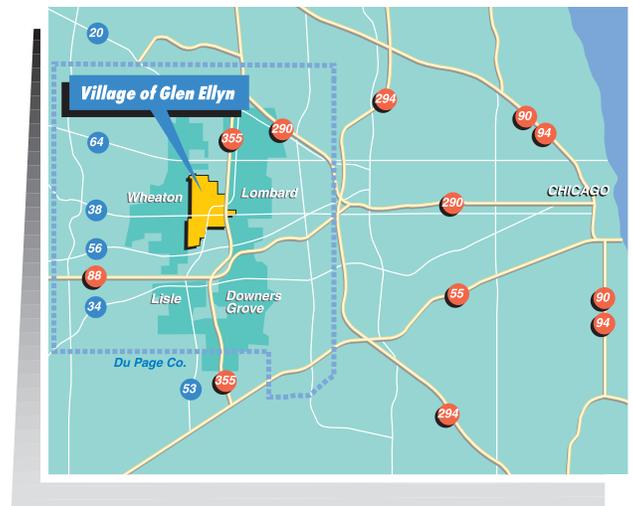
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IN THE YEAR 2010, Glen Ellyn is a safe, attractive and stable community offering a living, working and leisure environment that distinguishes the Village from neighboring communities. Glen Ellyn is characterized by attractive and well-maintained residential neighborhoods; compatible and viable commercial and business districts; quality parks and schools; and responsive public facilities and services. It is home to a diverse population, and is desirable to young families and senior citizens alike.



*Excerpt from the Comprehensive Plan
Vision Statement*





Overview of the Plan

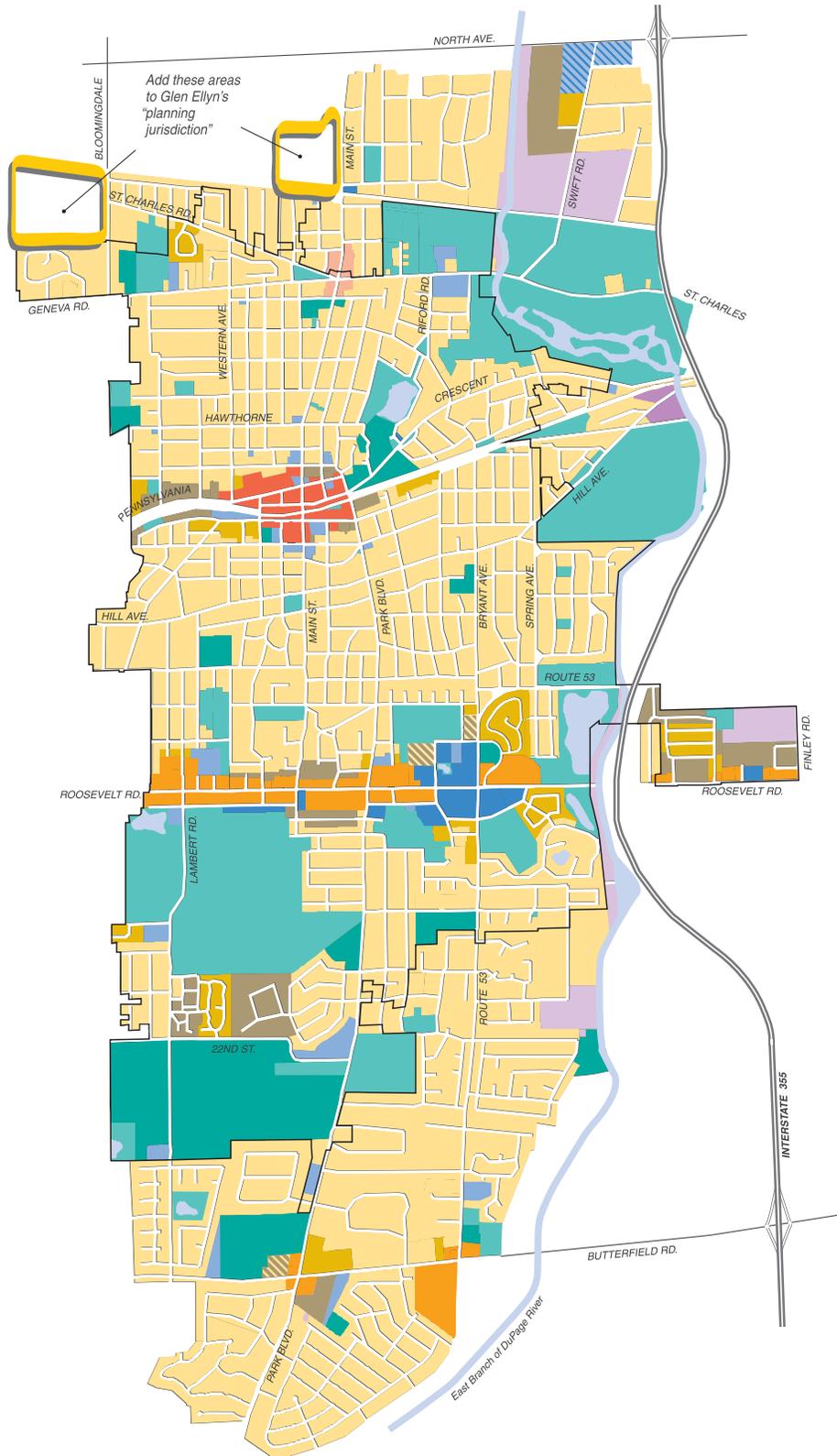
Glen Ellyn's Comprehensive Plan focuses on the unique needs of a "mature" community. The Plan strives to maintain and enhance the distinguishing features of Glen Ellyn, improve and upgrade areas that are beginning to decline, and promote compatible new development and redevelopment in selected locations.

In particular, the Comprehensive Plan strives to ensure that all replacement, reconstruction, and redevelopment—which are essential if a mature, established community is to remain strong and viable—are compatible with, complement, and enhance the existing image and character of the Village.

The Comprehensive Plan builds upon the existing land-use structure of Glen Ellyn. It strives to reinforce and strengthen the traditional residential character of the community. Single-family residential development should continue to dominate, and the distinctive qualities and characteristics of individual neighborhoods should be enhanced.

Commercial uses should continue to be located primarily within Downtown, along Roosevelt Road, in the Five Corners area, and along Butterfield Road and North Avenue. Existing commercial areas should be improved and upgraded, and compatible new investment and development should be promoted. Improvements should be made to existing buildings, parking lots, and public rights-of-way.

The Village should continue to offer its residents and businesses top quality community facilities and services, including parks and recreation, schools, utilities, and other community facilities.



Land-Use Plan:

- Single-Family Detached Residential
- Low-Density Attached Residential
- Medium-Density Residential
- Senior Residential
- Downtown Glen Ellyn
- Service Commercial
- Neighborhood Commercial
- Office
- Light Industry
- Utilities
- Schools
- Public/Semi-Public
- Parks and Open Space
- Mixed-Use Development Area



Community Appearance and Character

The Comprehensive Plan emphasizes the need to protect and enhance Glen Ellyn’s established image, appearance and character. Each component of the Plan strives to ensure that future improvements and developments are compatible with and complement the traditional character of the community.

The Plan also promotes increased public awareness of this important aspect of Glen Ellyn and encourages new discussion and consideration of “community character” in the future.

Goal:

An attractive and distinctive community image and identity that build upon and enhance Glen Ellyn’s traditional qualities and characteristics, and distinguish it from surrounding communities.

Objectives:

1. Maintain and enhance the Village’s “small town” atmosphere and character.
2. Maintain the attractive tree-lined streets, pedestrian scale, and other distinguishing qualities of Glen Ellyn’s existing residential neighborhoods.
3. Upgrade the image and appearance of existing commercial areas, including buildings, parking lots, signage, and the public rights-of-way.
4. Reinforce and strengthen the traditional role of Downtown as the Village’s centralized, multi-purpose focal point with a unique charm, appeal, and historic character.
5. Undertake design and appearance improvements along the major thoroughfares that pass through the community.
6. Continue to improve and enhance the community gateways through the use of special signage, landscaping, and other entry design features.
7. Design and locate public sites and buildings so that they become focal points and landmarks within the community.
8. Emphasize Glen Ellyn’s numerous parks and open spaces as distinguishing features of the community.
9. Preserve sites and buildings with local historic and cultural interest and value.



10. Continue the “greening” of Glen Ellyn through the maintenance of existing trees, reforestation, and new landscape plantings.

11. Promote high standards of design and construction for all development within the Village.

12. Work with residents and businesses to devise a long-range plan and program for annexation.

13. Promote continued collaboration and cooperation between the various districts and agencies serving the Village in order to better unite all parts of Glen Ellyn.

14. Establish and update boundary agreements with neighboring communities where appropriate.

15. Sponsor and promote programs, activities, events, and celebrations that can stimulate public involvement and participation, foster a strong and unified community spirit and identity, and bring together residents from the various neighborhoods on a regular basis.

Housing and Residential Areas

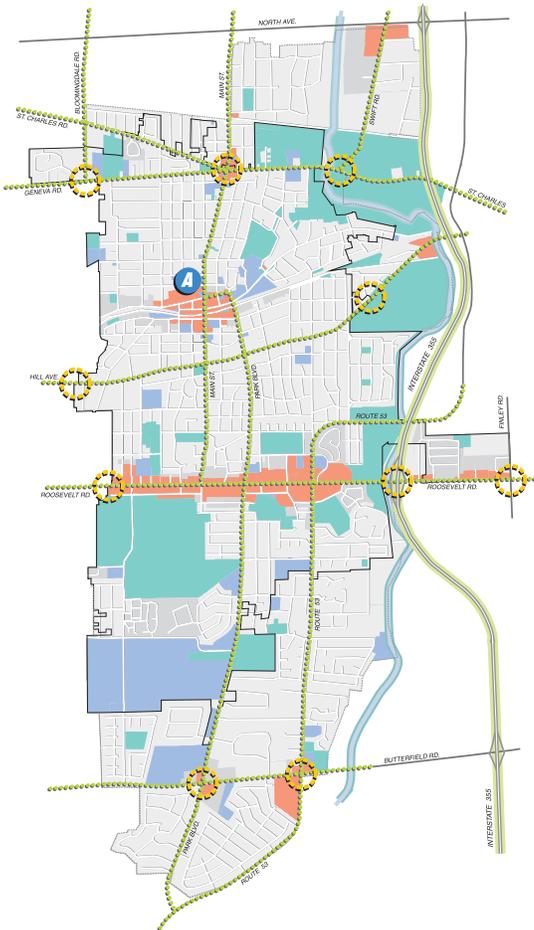
The Comprehensive Plan strives to maintain and protect existing neighborhoods, improve and strengthen residential properties that are beginning to decline, and promote high-quality new residential development that enhances existing neighborhood character.

Goal:

A housing inventory and living environment that supports the local population, attracts new families, and enhances the overall quality and character of the Village.

Objectives:

1. Maintain the predominant single-family character of the Village.
2. Maintain the scale, quality and character of existing single-family neighborhoods.
3. Undertake public infrastructure improvements within residential areas as required.



Community Character:

-  Maintain the traditional distinguishing characteristics of existing neighborhoods.
-  Ensure that new development is compatible with existing neighborhoods.
-  Reinforce the historic scale, character, and pedestrian orientation of Downtown.
-  Improve the appearance of other commercial, business, and mixed-use areas.
-  Enhance parks, open spaces, and public buildings as focal points and landmarks.
-  Upgrade the appearance of Route 53 and other major street corridors.
-  Improve community “gateways” and “wayfinding” signage.
-  Work with the Tollway Authority to enhance the I-355 corridor.



4. Protect residential areas from the encroachment of incompatible land uses and the adverse impacts of adjacent activities.

5. Preserve sound existing housing through effective code enforcement and preventive maintenance.

6. Promote the improvement and rehabilitation of deteriorating residential properties.

7. Encourage new residential development that provides for a range of housing types and costs reflecting the needs of the Village's population.

8. Ensure that home improvements, additions and new housing construction are compatible with, complement and enhance existing neighborhood scale and character.

9. Encourage the development of energy-efficient housing.

10. Ensure that adequate stormwater management provisions are included in all new residential developments.

Commercial, Retail and Office Development

The Comprehensive Plan strives to strengthen and reinforce the role and function of Glen Ellyn's commercial and business areas. The Plan establishes policies for improving and upgrading Downtown, Roosevelt Road, and other existing commercial areas, and for promoting compatible new commercial and office development in selected locations.

Goal:

A system of commercial, retail, and office development that provides local residents with employment opportunities and needed goods and services, increases the Village sales and property taxes, and enhances the image and appearance of the community.

Objectives:

1. Maintain and expand the range of retail, commercial, and office establishments within the Village.

2. Improve access, parking, traffic circulation, signage, and other operational conditions within all existing office, retail and commercial areas.

3. Preserve and strengthen Downtown as the historic, pedestrian-oriented retail, commercial, service and entertainment focal point within the Village.

4. Improve and upgrade Roosevelt Road as a retail and business area serving the Village and surrounding region.

5. Improve Five Corners as a new mixed-use focal point with an historic flavor and an attractive northern gateway to the community.

6. Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition.

7. Promote the redevelopment of marginal, obsolete, and vacant commercial properties.

8. Encourage compatible new office, retail, and commercial development in selected locations.

9. Encourage developers to provide enhanced views, such as scale models or computer-generated graphics, which depict proposed buildings or changes in the context of surrounding properties.

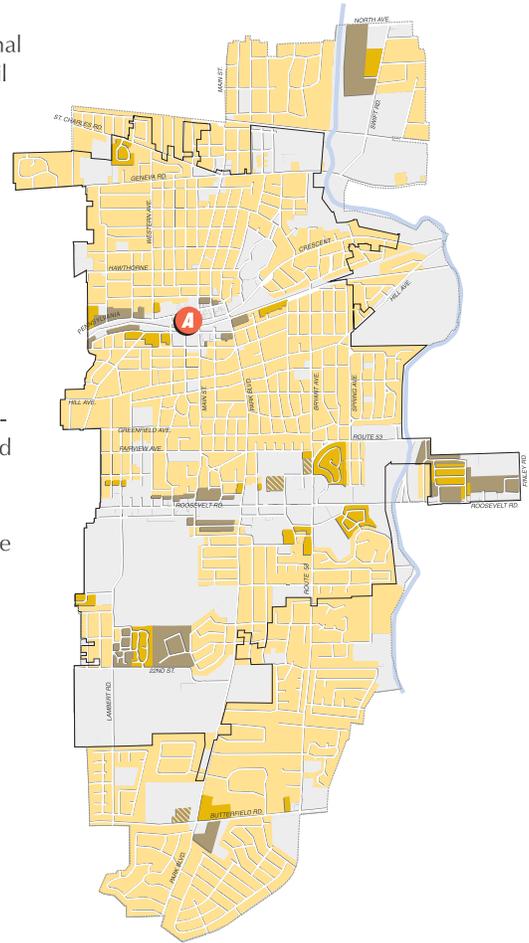
10. Ensure that all retail, office, and commercial activities are concentrated within or near areas of similar use.

11. Promote high quality design and construction for all new office, retail and commercial developments.

12. Promote creative site and building design and development solutions that can help offset the small site sizes and other constraints present within Glen Ellyn's commercial areas.

13. Encourage new office, retail, and commercial uses that will utilize the local labor force.

14. Minimize and mitigate any negative impact of office, retail, and commercial activities on neighboring land-use areas.



Residential Areas:

Single-Family Detached Residential, reflecting densities up to 5 units per acre.

Low-Density Attached Residential, including townhomes and cluster homes, reflecting densities of 5 to 10 units per acre.

Medium-Density Residential, including walk-up and elevator multiple-family developments, reflecting densities of 10 to 18 units per acre.

Senior Residential, including senior housing, assisted living, and extended care.

A Downtown Glen Ellyn. Somewhat higher densities may be considered, but height and density should be reevaluated as a part of updating the Zoning Ordinance. Residential units are also appropriate on the upper floors of commercial buildings.



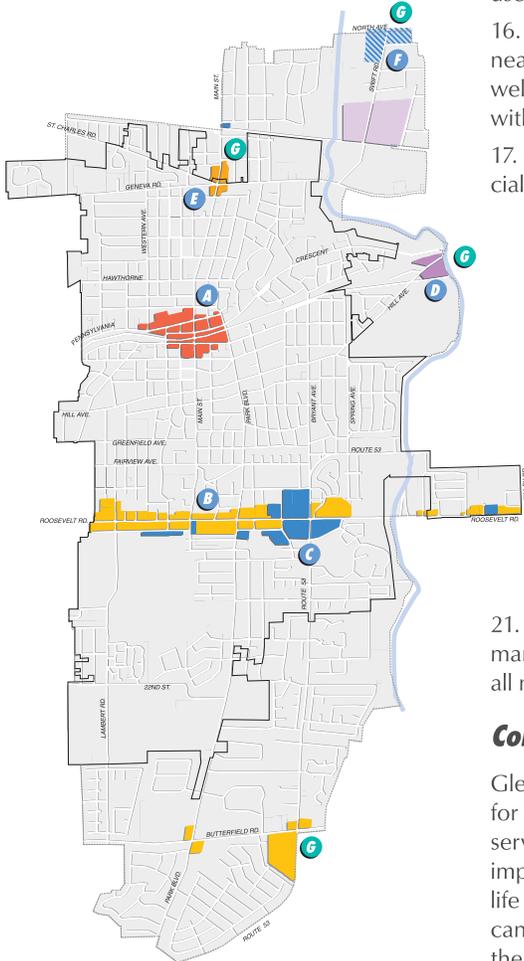
Commercial Development (continued):

- 15. Consider the introduction of compatible new light industry and high-tech uses within selected commercial areas.
- 16. Consider the desirability of annexing nearby commercial and business areas, as well as vacant and underutilized properties with commercial development potential.
- 17. Discourage additional “strip” commercial development within the Village.



Objectives:

- 1. Maintain effective fire and police protection throughout the Village.
- 2. Cooperate with the various public and private schools and districts to maintain adequate school sites and facilities within the Village.
- 3. Maintain the Library as an important focal point and resource for the community.
- 4. Provide adequate water supply, water distribution, and sanitary sewer systems throughout the Village.
- 5. Improve stormwater management and upgrade storm sewer facilities throughout the Village.
- 6. Encourage the development of consolidated stormwater management facilities to address area-wide impacts.



Commercial Areas:

- A** Strengthen Downtown as Glen Ellyn’s multi-purpose, pedestrian-oriented retail and service focal point.
- B** Upgrade Roosevelt Road as a location for retail and commercial uses.
- C** Continue to promote quality new office development within Glen Ellyn’s business areas.
- D** Maintain the small cluster of business uses along Hill Avenue as a limited light industrial area.
- E** Revitalize Five Corners as a neighborhood service area and a showcase for local history.
- F** Promote new mixed-use commercial and office development at North Avenue and Swift Road.
- G** Explore the possibility of annexing nearby unincorporated commercial and business areas.

- 18. Encourage the combination and consolidation of small commercial lots to enhance opportunities for coordinated improvements and new developments.
- 19. Enhance the high-speed communications capacity available to businesses within the community, including fiber optic connections.
- 20. Promote Glen Ellyn as a desirable, highly accessible, and viable location for new commercial property investment and development.

21. Ensure that adequate stormwater management provisions are included in all new commercial developments.

Community Facilities

Glen Ellyn has traditionally been known for its quality community facilities and services. Community facilities provide important focal points for neighborhood life and activity, and contribute significantly to the overall quality of life within the Village.

The Comprehensive Plan presents guidelines for maintaining and enhancing schools, public buildings, local institutions, public utilities, and other community facilities. The Village should recognize and market these facilities as important assets that can help attract new families and businesses to the community.

Goal:

A system of community facilities that provides for the efficient and effective delivery of public services and enhances the Village as a desirable place in which to live and do business.

- 7. Ensure effective stormwater management so that new residential and non-residential development does not adversely impact adjacent or nearby properties.
- 8. Maintain adequate sites and facilities for all Village services; undertake expansion and replacement programs as necessary.
- 9. Promote the reuse of surplus or outdated public buildings for new uses that benefit the community as a whole.
- 10. Ensure that all community facility sites and buildings are sound, attractively maintained, and compatible with surrounding neighborhoods and development areas.
- 11. Develop a program for burying overhead cables and utility lines within the Village.
- 12. Provide special facilities and services for teens, senior citizens, the handicapped, and other special needs groups.
- 13. Cooperate with and support the College of DuPage as a major community amenity and attraction.
- 14. Consider the need for and desirability of new community facilities that will serve the needs and desires of local residents and businesses.



15. Emphasize facilities, services, and programs at locations that serve the entire community and can bring together and unite residents from all of the Village's neighborhood areas.

Parks and Open Space

The local parks and recreation system should be enhanced as an important community asset. The Comprehensive Plan presents guidelines for improving and upgrading existing parks as required, and promotes additional cooperative agreements between the Park Districts, the School Districts, and other agencies and organizations to enhance the recreational opportunities available to local residents.

Goal:

A park and open space system that meets the recreational and leisure needs of Village residents, and enhances the overall image and character of the community.

Objectives:

1. Promote continued cooperation between the Village and the various park and school districts in the provision of recreational programs and facilities.
2. Encourage a local park system that complements the regional recreational and open space opportunities located within and near the Village.
3. Provide and encourage recreational facilities and programs that respond to the needs of Village residents.
4. Improve and expand programs, facilities, and services for teens.
5. Continue to upgrade existing parks and recreational facilities; undertake improvement and replacement programs as required.
6. Encourage the provision of new open spaces throughout the community, particularly in neighborhoods with current open space deficiencies.

7. Promote new plazas and other public open spaces within Downtown and other commercial and business areas.
8. Explore the open space potential of vacant lots and other underused parcels.
9. Preserve the environmental corridor adjoining the East Branch of the DuPage River for aesthetic and recreational purposes, wildlife habitat, and flood plain protection.
10. Encourage that sites for future parks or green spaces are provided as a part of any large-scale new residential developments.
11. Continue to preserve significant natural environmental and open space resources throughout the Village.
12. Undertake more extensive landscaping and "greening" programs along major street corridors, and consider these corridors integral parts of the local open space system.
13. Expand, upgrade and promote the use of pedestrian and bicycle paths to provide access to and connections between schools, parks, forest preserves, the Downtown, and other key activity areas.
14. Ensure that all parks and open spaces are adequately and attractively maintained and that reforestation is undertaken as required.

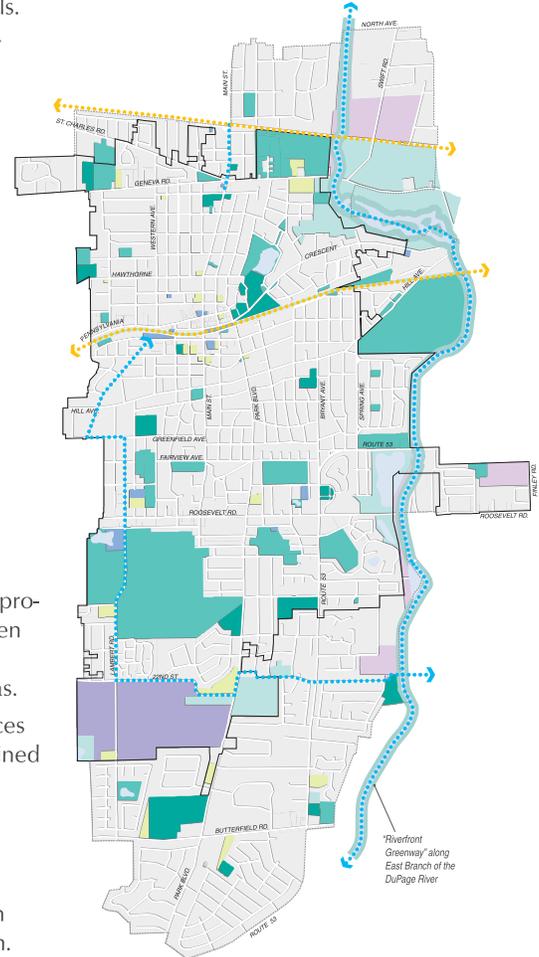
Transportation

Glen Ellyn is a built-up community with a well-developed transportation system. The Comprehensive Plan strives to maintain and protect the structure and character of the existing transportation system, while providing enhancements to address the changing needs of the community and the effects of area-wide traffic.

The Comprehensive Plan presents guidelines for maintaining and upgrading existing streets, parking, public transportation and commuter facilities, and for enhancing pedestrian and bicycle access and safety throughout the community.

Goal:

A balanced transportation system that provides for safe and efficient movement of vehicles and pedestrians, reinforces surrounding development patterns, and enhances regional transportation facilities.



Community Facilities:

- Improve and enhance the local park and open space system.
- Protect forest preserves and nature conservancies as open space assets.
- Cooperate with and support public and private schools.
- Continue to enhance the College of DuPage as a community focal point.
- Maintain and improve governmental sites and buildings as required.
- Maintain and improve utility facilities as required.
- Work with and support local churches and service organizations.
- Existing Bicycle Trails.
- Proposed Bicycle Trails.



Transportation (continued):

Objectives:

1. Use traffic calming and other techniques to minimize localized traffic congestion, address safety and operational problems, and reduce neighborhood traffic speeds within the community.

2. Minimize non-local and commercial traffic within residential neighborhoods.

3. Address the traffic delays, noise impacts, and safety concerns caused by rail traffic within the Downtown.

4. Promote an improvement program for Route 53 that complements adjacent land development, enhances the Village's image and character, and is safe and convenient for bicyclists and pedestrians as well as motorists.

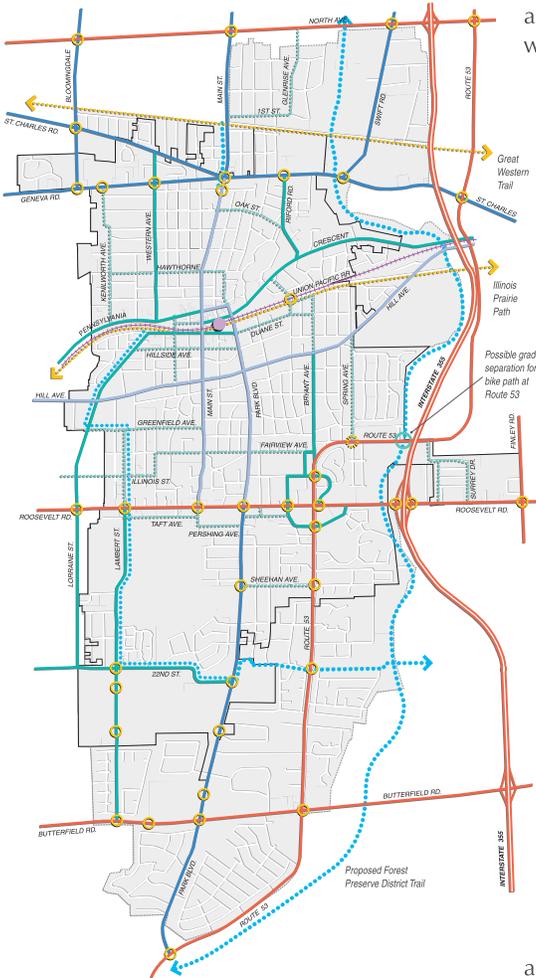
5. Maintain and improve the condition of street surfaces throughout the Village.

6. Encourage the provision of adequate parking for all activity areas.

7. Create a comprehensive system of bicycle facilities and pedestrian walkways which enables safe and convenient movement within the Village and connects with nearby regional systems and facilities.

8. Promote convenient public transportation services within the Village, and between the Village and other nearby communities and destinations.

9. Promote continued improvement and enhancement of the Metra commuter station as an important community asset.



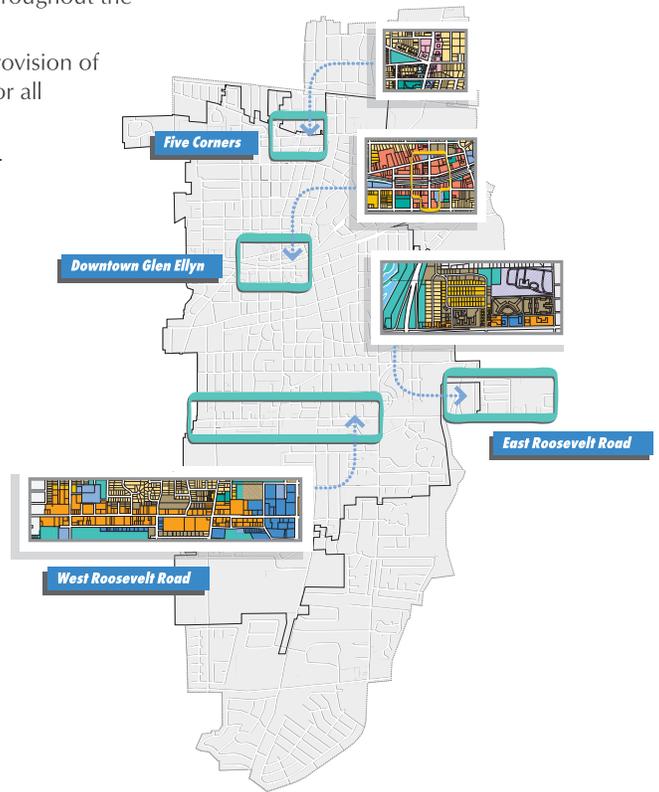
Transportation System:

- Expressway
- Regional Arterial Street
- Local Arterial Street
- Village Arterial Street
- Community Collector Street
- Neighborhood Collector
- Local Street
- Existing Traffic Signal
- Proposed Traffic Signal
- Union Pacific Rail Line
- Commuter Rail Station
- Existing Bicycle Trails
- Proposed Bicycle Trails

Target Area Plans

The Target Area Plans build upon the generalized guidelines established in the Comprehensive Plan and provide more detailed and site-specific improvement and development recommendations for several geographic areas of special concern to the Village:

- Downtown Glen Ellyn,
- Roosevelt Road, and
- Five Corners.



Target Area Locations

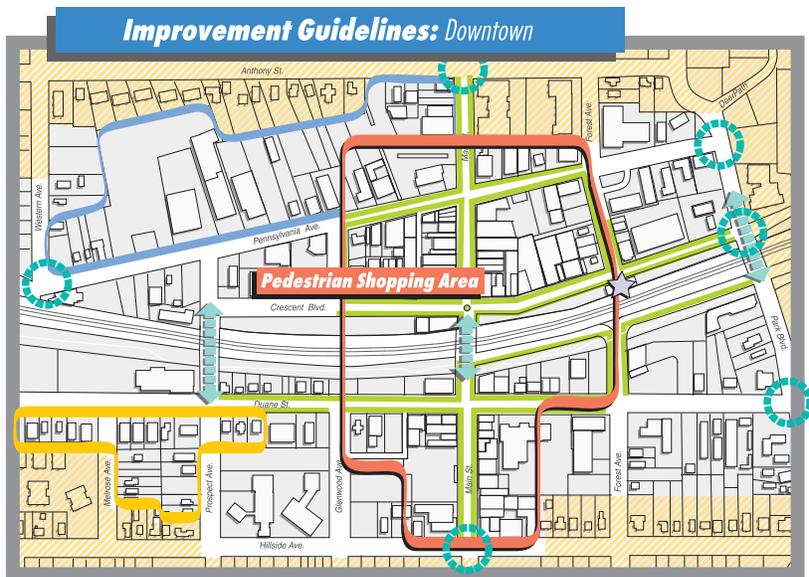
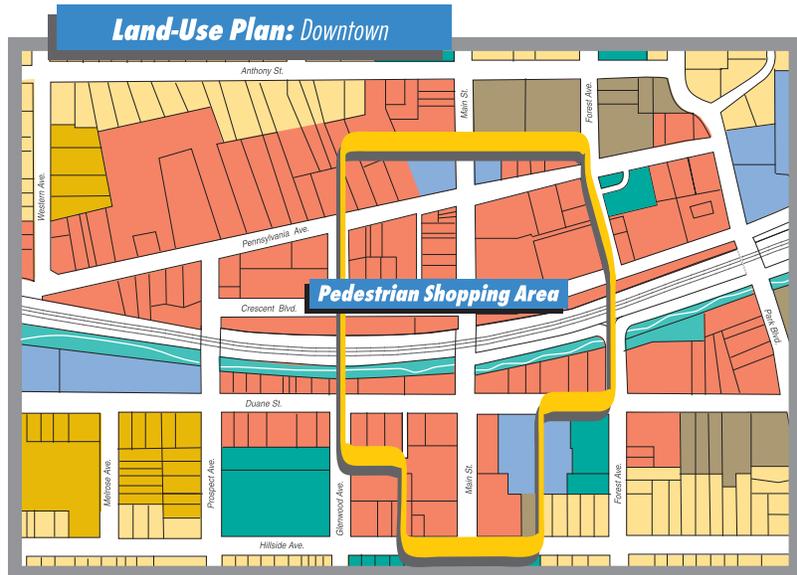


Downtown Glen Ellyn:

Downtown is the historic commercial and multi-purpose focal point for the Glen Ellyn community. It not only contains a wide range of retail, service, entertainment, office, and residential uses, but also is the site of several important public and institutional buildings.

Downtown should continue to be improved and enhanced as the historic, pedestrian-oriented shopping, service and multi-purpose focal point for Glen Ellyn. While other commercial and office areas will have important functional roles as well, Downtown should remain unique in terms of the mix of uses and the range of businesses, services and other activities it offers to the community.

The traditional image and character of Downtown should be maintained and enhanced; existing uses and properties should be improved and upgraded; public improvements should be undertaken to enhance the public rights-of-way; and compatible new development and redevelopment should be promoted in selected locations.



Land-Use Plan Legend:

- Downtown Commercial
- Public/Governmental
- Church
- Medium-Density Residential
- Low-Density Attached Residential
- Single-Family Detached Residential
- Park/Open Space

Improvement Guidelines Legend:

- Continue to improve and enhance the heart of Downtown as a pedestrian-oriented shopping and business area.
- Reorganize and redevelop the northwest quadrant of Downtown as an attractive and convenient office and service area.
- Continue streetscape and other design enhancements, particularly along the east-west streets within Downtown.
- Provide "gateway" design features that denote entry into the Downtown and delineate its boundaries.
- Work with Metra to replace the existing commuter station with a new Downtown facility.
- Improve pedestrian connections between the north and south sides of Downtown.
- Promote replacement of older structures with high-quality townhomes and similar multi-family developments.
- Maintain, preserve and protect surrounding neighborhoods.



Roosevelt Road:

Roosevelt Road is a major east-west arterial street that connects Glen Ellyn to nearby communities and the regional highway system. It is also an intensely developed land-use corridor providing sites for a wide range of retail, office and service uses.

Roosevelt Road should be upgraded as an attractive and convenient mixed-use corridor that serves and supports the Glen Ellyn community and the surrounding region. It should be improved as a major traffic carrier, a site for a wide range of land uses, a shopping and business areas for nearby residents, an employment center, and a more safe and convenient area for pedestrians and cyclists.



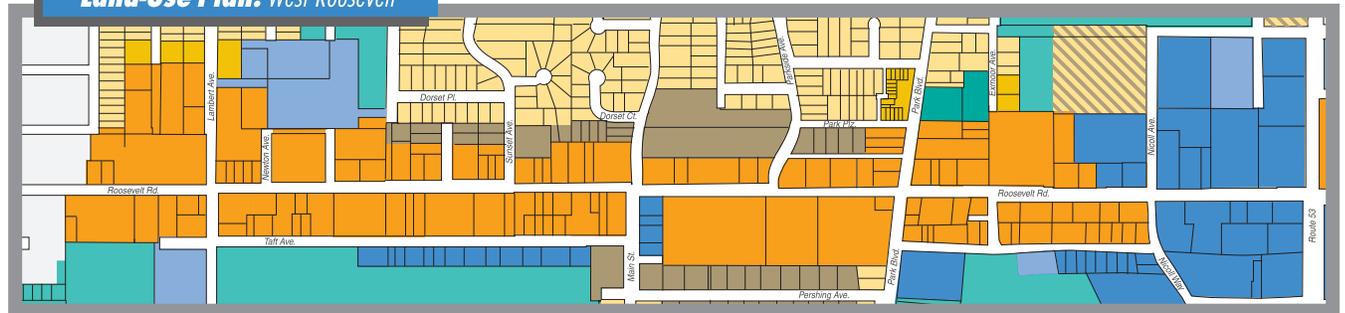
The image and appearance of Roosevelt Road should continue to be improved. Since it carries large numbers of motorists on a daily basis, it is perhaps the most highly visible part of the Village. It serves as the “front door” to the Village and several neighborhoods.

Too often, major traffic corridors create physical barriers and become obstacles to community life and activity. Traffic corridors usually function as “separators” between neighborhoods and land-use districts. However, Roosevelt Road should become a “connector” which links, and unites the north and south sides of Glen Ellyn, as well as the neighborhoods east and west of the I-355 expressway.

Land-Use Plan: East Roosevelt



Land-Use Plan: West Roosevelt



Land-Use Plan Legend:

- Service Commercial
- Office
- Public/Governmental
- Utilities
- Park/Open Space
- Single-Family Detached Residential
- Low-Density Attached Residential
- Medium-Density Residential
- Senior Residential



Five Corners:

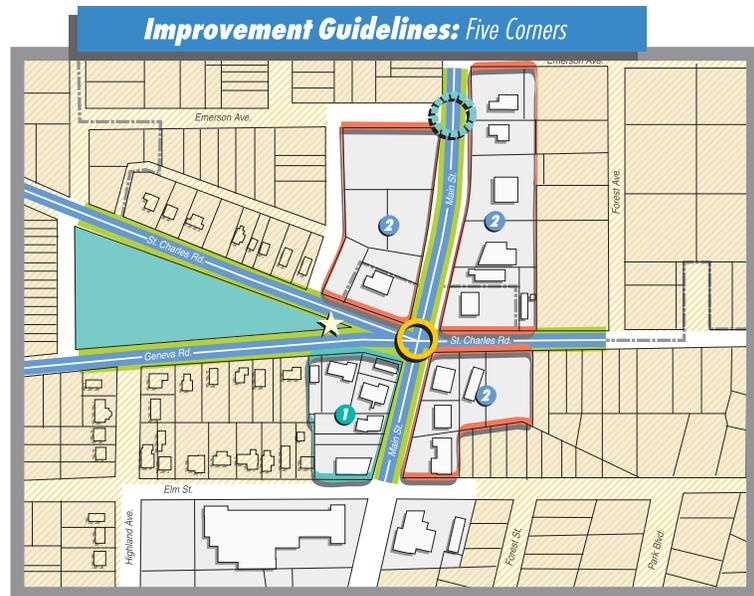
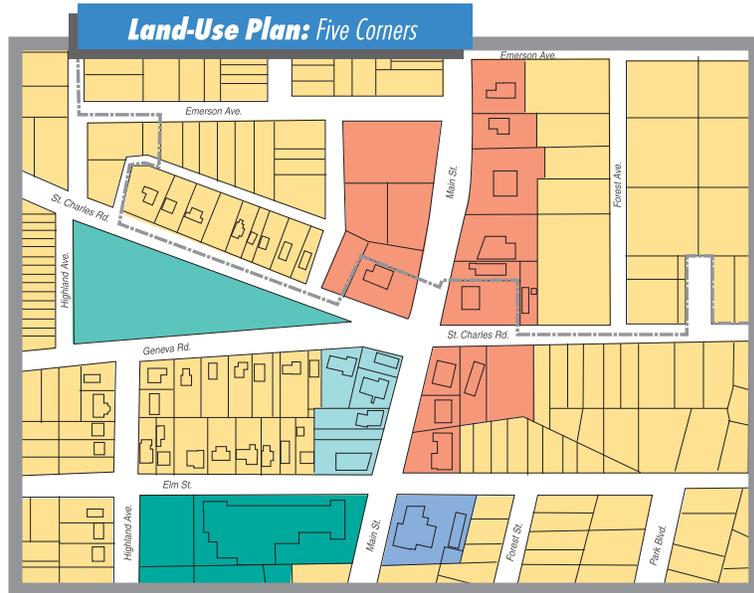
Five Corners is a small grouping of commercial, public, institutional, and residential properties near the intersection of Main Street, St. Charles Road, and Geneva Road, at the northern “gateway” to the Village.

Five Corners has traditionally functioned as a small neighborhood service area for Glen Ellyn’s northern neighborhoods, the adjacent unincorporated area, and passing motorists. It is also the site of Stacy’s Tavern Museum, which is listed on the National Register of Historic Places.

Five Corners should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Existing businesses should be upgraded, and limited and compatible new commercial development should be promoted. Existing public and institutional uses should be maintained and enhanced as focal points within the area. Residential areas in need of improvement should be upgraded. The overall image and appearance of the area should also be improved.

The southwest quadrant of Five Corners should be improved as a local Historical Center focused around Stacy’s Tavern and other historic buildings.



Land-Use Plan Legend:

- Neighborhood Commercial
- School
- Public/Semi-Public
- Mixed-Use “Historical Center”
- Single-Family Residential
- Park/Open Space

Improvement Guidelines Legend:

- Work with DuPage County to improve traffic flow and safety at the Five Corners intersection.
- Undertake streetscape improvements along each of the primary roadways that converge at Five Corners.
- Work with the Historical Society to refine plans for an Historical Center near Stacy’s Tavern Museum.
- Improve and enhance the other three quadrants of Five Corners for neighborhood-oriented retail and service uses; promote improvement of existing businesses and compatible redevelopment.
- Provide more extensive “gateway” design treatments where Main Street enters the Glen Ellyn community.
- Undertake additional unifying design enhancements at each corner of the Five Corners intersection.
- Consider providing a new design element at the east end of Stacy Park.
- Maintain, protect and upgrade adjacent neighborhoods.



Implementation

Several "next steps" should be undertaken to begin the process of implementing Glen Ellyn's new Comprehensive Plan.

● Use the Plan on a Day-to-Day Basis:

The Comprehensive Plan should become Glen Ellyn's official "policy guide" for improvement and development. It should be used on a regular basis by Village staff, boards and commissions to review and evaluate all proposals for improvement and development within the community.

● Review and Update Codes and Ordinances:

The Village should undertake a review of the Zoning Ordinance to ensure that it supports and complements the new Comprehensive Plan. Zoning is one of the most common regulatory measures used by governmental units to implement planning policies.

In addition, other codes and ordinances that govern land and building development, including the Subdivision Regulations, Building Code, Appearance Guide, Sign Code Ordinance, Flood Plain Ordinance, Stormwater Management Ordinance, etc should also be reviewed and updated as needed.

● Prepare an Implementation Action Agenda:

The Village should prepare an implementation "action agenda" that highlights the improvement and development projects and activities to be undertaken during the next few years. The "action agenda" should establish priorities, public and private sector responsibilities, and potential sources of funding and assistance.

● Explore Funding Sources and Implementation Techniques:

While many of the projects and improvements called for in the Comprehensive Plan can be implemented through administrative and policy decisions or can be funded through normal municipal programs, other projects may require special technical and/or financial assistance.

The Village should continue to explore and consider the wide range of local, state and federal resources and programs that may be available to assist in the implementation of planning recommendations.

● Promote Cooperation and Participation:

While the Village will assume the leadership role in carrying out many planning recommendations, successful implementation of the new Comprehensive Plan must be based on a strong partnership between the Village, other public agencies, the local business community, various neighborhood groups and organizations, and the private sector.

● Enhance Public Communication:

This summary version of the Comprehensive Plan should be widely distributed throughout the community to ensure that all local residents, businesses and property owners are familiar with the Plan's major recommendations and its "vision" for the future.

● Update the Plan on a Regular Basis:

The Comprehensive Plan should be reviewed every two years to reflect the changes that have occurred and to incorporate the recommendations that have been accomplished. In addition, a major update to the Plan should be undertaken at least every 10 years.

Comprehensive Plan Participants

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