

Table of Contents

Introduction	vii
Section 1: A Vision for Glen Ellyn	1
Section 2: Community-Wide Plan	11
Section 3: Target Area Plans	37
Section 4: Implementation	81
Section 5: Background to the Plan	85
Appendix	A-1
LIST OF FIGURES AND TABLES	
<u>Figure 1: Community Setting</u>	ix
<u>Figure 2: Community-Wide Plan</u>	12
<u>Figure 3: Community Character</u>	15
<u>Figure 4: Residential Area Policies</u>	16
<u>Figure 5: Commercial Area Policies</u>	19
<u>Figure 6: Potential Development Sites</u>	20
<u>Figure 7: Community Facilities Policies</u>	31
<u>Figure 8: Transportation Policies</u>	32
<u>Figure 9: Utility System Policies</u>	35
<u>Figure 10: Downtown: Planning Influences</u>	43
<u>Figure 11: Downtown: Existing Uses and Facilities</u>	44
<u>Figure 12: Downtown: Land-Use Plan</u>	47
<u>Figure 13: Downtown: Improvement Guidelines</u>	48
<u>Figure 14: Roosevelt Road: Planning Influences</u>	57
<u>Figure 15: Roosevelt Road: Existing Uses and Facilities</u>	58
<u>Figure 16: Roosevelt Road: Land-Use Plan</u>	61
<u>Figure 17: Roosevelt Road: Improvement Guidelines</u>	62
<u>Figure 18: East Roosevelt Road: Planning Influences</u>	63
<u>Figure 19: East Roosevelt Road: Land-Use Plan</u>	64
<u>Figure 20: Five Corners: Planning Influences</u>	73
<u>Figure 21: Five Corners: Existing Uses and Facilities</u>	74
<u>Figure 22: Five Corners: Land-Use Plan</u>	77
<u>Figure 23: Five Corners: Improvement Guidelines</u>	78
<u>Figure 24: Existing Land-Use</u>	86
<u>Figure 25: Existing Parks & Open Space</u>	89
<u>Figure 26: Existing Schools</u>	90
<u>Figure 27: Other Existing Community Facilities</u>	93
<u>Figure 28: Existing Transportation</u>	94
<u>Figure 29: Existing Public Utilities</u>	97
<u>Table 1: Potential Development Sites</u>	21
<u>Tables 2 through 18: Demographic and Market Data</u>	107

Expanded Table of Contents

<i>Introduction</i>	<i>vii</i>
<i>The Glen Ellyn Community</i>	<i>vii</i>
<i>The Comprehensive Planning Process</i>	<i>vii</i>
<i>Purpose of the Comprehensive Plan</i>	<i>viii</i>
<i>Organization of the Plan Report</i>	<i>viii</i>
<i>Maps and Graphics</i>	<i>viii</i>
<i>SECTION 1: A Vision for Glen Ellyn</i>	<i>1</i>
<i>Vision Statement</i>	<i>3</i>
<i>Vision Workshop</i>	<i>3</i>
<i>Participants in the Vision Workshop</i>	<i>3</i>
<i>Vision Statement</i>	<i>4</i>
<i>Goals and Objectives</i>	<i>7</i>
<i>Community Appearance and Character</i>	<i>7</i>
<i>Housing and Residential Areas</i>	<i>8</i>
<i>Commercial, Retail and Office Development</i>	<i>8</i>
<i>Transportation</i>	<i>9</i>
<i>Community Facilities</i>	<i>9</i>
<i>Parks and Recreation</i>	<i>10</i>
<i>SECTION 2: Community-Wide Plan</i>	<i>11</i>
<i>Community-Wide Plan</i>	<i>13</i>
<i>Community Character</i>	<i>14</i>
<i>Residential Area Policies</i>	<i>17</i>
<i>Commercial Area Policies</i>	<i>18</i>
<i>Potential Development Sites</i>	<i>21</i>
<i>Community Facilities Policies</i>	<i>30</i>
<i>Transportation Policies</i>	<i>33</i>
<i>Utility System Policies</i>	<i>34</i>
<i>SECTION 3: Target Area Plans</i>	<i>37</i>
<i>Introduction to the Target Area Plans</i>	<i>39</i>
<i>Identification of the Target Areas</i>	<i>39</i>
<i>Organization of the Target Area Section</i>	<i>39</i>

Expanded Contents (continued)

Downtown Glen Ellyn

Downtown Glen Ellyn	41
Planning Influences	41
Improvement and Development Guidelines	42
Potential Improvement and Development Sites	51

Roosevelt Road

Roosevelt Road Corridor	55
Planning Influences	55
Improvement and Development Guidelines	59
Potential Improvement and Development Sites	66

Five Corners

Five Corners	71
Planning Influences	71
Improvement and Development Guidelines	72
Potential Improvement and Development Sites	76

SECTION 4: Implementation 81

Implementation 83

Adopt and Use the Plan on a Day-to-Day Basis	83
Review and Update the Zoning Ordinance	83
Review Other Codes and Ordinances	83
Promote Cooperation and Participation	83
Prepare an Implementation Action Agenda	84
Explore Funding Sources and Implementation Techniques	84
Enhance Public Communication	84
Update the Plan on a Regular Basis	84

SECTION 5: Background to the Plan 85

Community Conditions & Potentials

Existing Land-Use	87
Existing Parks & Open Space	88
Existing Schools	91
Other Existing Community Facilities	92
Existing Transportation	95
Existing Public Utilities	96

Demographic Overview 99

Population	99
Households	100
Age Distribution	100
Racial/Ethnic Distribution	100

Expanded Contents (continued)

<i>Income Distribution</i>	101
<i>Employment</i>	101
<i>Housing Trends</i>	101
<i>Market Overview</i>	103
<i>Residential Land-Use Demand</i>	103
<i>Office Land-Use Demand</i>	104
<i>Retail/Service Land-Use Demand</i>	105
<i>Industrial Land-Use Demand</i>	106
<i>APPENDIX</i>	
<i>Appendix A: Citizens Advisory Committee</i>	A-3
<i>Appendix B: Schedule of Meetings</i>	A-5
<i>Appendix C: Project Advisory Committee Workshop</i>	A-7
<i>Appendix D: Key Person Interviews</i>	A-11
<i>Appendix E: Community Workshop</i>	A-17
<i>Appendix F: Community Attitude Survey</i>	A-30