

## *Section 1:*

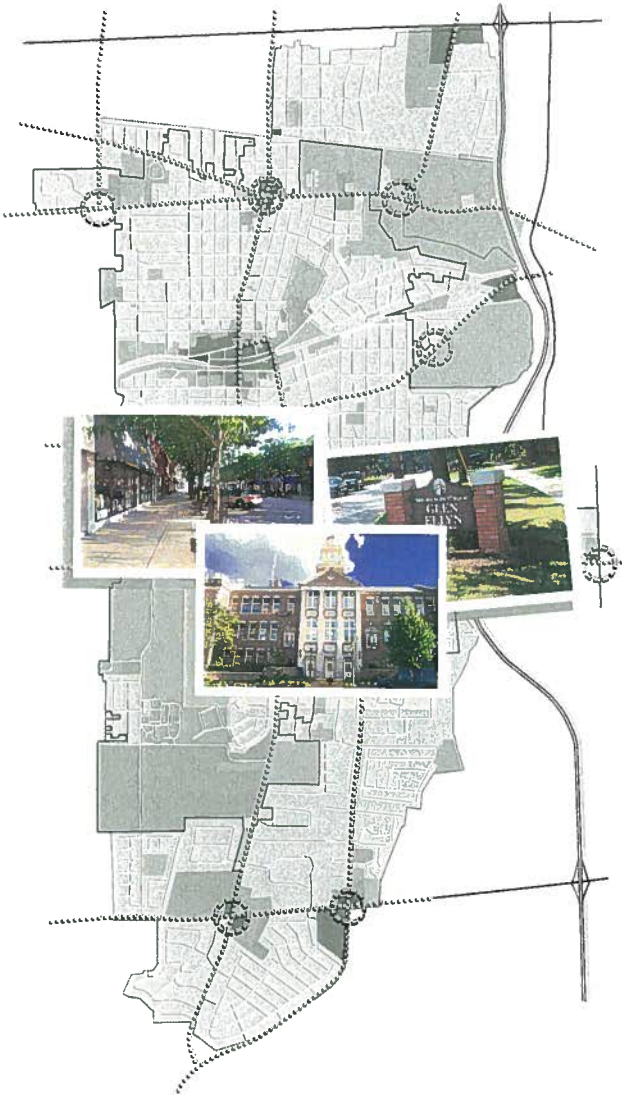
# **A Vision for Glen Ellyn**

*This section describes, in general terms, the kind of community that Glen Ellyn should be in the future. It includes two parts:*

*The **Vision Statement** describes an “ideal form and function” for the community in the Year 2010. It is based on a visioning workshop at which a number of Village residents and officials reviewed existing conditions and potentials and discussed various options for the future. The Vision Statement provides overall focus and direction for the new Comprehensive Plan.*

*The **Goals and Objectives** are designed to help achieve the Vision Statement and provide more specific guidelines for the new Comprehensive Plan. The goals and objectives strive to transform the collective community values expressed in the Vision Statement into operational guidelines for the planning program.*

*The materials included in this section express many ideas and concepts which cannot be shown on plan maps or depicted in other plan components. They are considered an important part of Glen Ellyn’s new Comprehensive Plan.*





# **Vision Statement**

The purpose of the Vision Statement is to describe the Village of Glen Ellyn as it will be ten years in the future.

The Vision Statement is a “retrospective” which chronicles the accomplishments and achievements that have been undertaken in the Village since the Comprehensive Plan was completed in the year 2000.

The Vision Statement provides important focus and direction for the new Comprehensive Plan.

## **Vision Workshop:**

The Vision Statement is based primarily on a special workshop hosted by the Comprehensive Plan Citizens Advisory Committee (CAC) at the Glen Ellyn Civic Center on June 7, 2000. Participants included Glen Ellyn elected officials, appointed officials, Village staff, and members of the CAC.

## **Vision Workshop Participants:**

Workshop participants included Glen Ellyn elected officials, appointed officials, staff, and members of the Citizens Advisory Committee. A list of participants is presented at right.

### **Elected and Appointed Officials:**

*Joe Wark, Village President*

*Cathleen Blackledge, Village Board*

*Patrick Melady, Village Board*

*Patrick O'Brien, Village Board*

*John Mulherin, Chairman, Plan Commission*

*Mary Jane Chapman, Plan Commission*

*Julie Worthen, Plan Commission*

### **Citizens Advisory Committee:**

*Rinda Allison, League of Women Voters*

*Julie Armantrout, At-Large Delegate*

*Phil Cronan, Recreation Commission*

*Daniel Gardner, CAC Chairman, Plan Commission*

*Vicky Hase, At-Large Delegate*

*Parker Johnson, Ancel Glink Diamond Bush*

*Sara Lee, At-Large Delegate*

*Julie Nolan, School District 89*

*Mary Parbs, Historical Sites Commission*

*Janie Patch, Economic Development Corporation*

*Bill Peterson, Architectural Review Commission*

*Phyllis Scanlan, Plan Commission*  
*Keith Schoen, Glen Ellyn Park District*

*Joy Talsma, School District 87*  
*Iryl Tortorella, Chamber of Commerce*

*John Vivoda, School District 41*  
*Tom Voltaggio, School District 87*  
*Tom Waters, Vision Glen Ellyn/Greening*

### **Village Staff:**

*Gary Webster, Village Manager*

*Richard Dunn, Director, Planning & Development*

*Don Foster, Director, Public Works*

*Matt Pekarek, Director, Recreation Department*

*Sandy Williams, Village Planner, Planning & Development*

*Pete Pointner, Corporate Services, Inc.*

### **Village Residents:**

*Donna Stalker*

*Cleo Burtis*

## **VISION STATEMENT**

**I***N 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.

### **IN THE YEAR 2010:**

*Glen Ellyn continues to be primarily a residential community. It is composed of attractive and desirable residential neighborhoods that include a range of housing types, styles and prices, and offers a combination of quality and affordability unique within the surrounding area.*

*Glen Ellyn has a diverse and well-maintained housing stock consisting primarily of single-family homes, but also including compatible and appropriately located townhouses, condominiums and apartments. Housing opportunities for senior citizens, assisted living and young families have increased during the past 10 years.*

*Village government, builders and developers, and local residents have cooperated to resolve the issue of "residential teardowns." While some older homes continue to be replaced, neighborhood character has been maintained, homes with historic interest have been preserved, and housing improvements and new construction are in keeping with Glen Ellyn's traditional neighborhood scale and character.*

*Commercial areas are active and economically viable, offering a wide range of goods and services to local residents and the surrounding region. Substantial public improvements and new private developments have occurred within each of the Village's commercial areas during the past 10 years, which have significantly enhanced the Village's tax base.*

*Glen Ellyn's historic Downtown has been enhanced as an active, pedestrian-oriented area containing an exciting mix of shopping, entertainment, public and residential uses. While Downtown continues to be small and compact and its traditional scale and character have been preserved, the mix of uses*

*and the variety of businesses have been expanded and parking conditions have been improved.*

*The Roosevelt Road corridor has been substantially upgraded. Several older, marginal properties have been redeveloped for new retail and business uses. The appearance of the corridor has also been enhanced, including improvements to private properties and the public right-of-way.*

*Through an area-wide program of historic preservation and compatible new construction, the Five Corners area has emerged as an attractive new northern gateway to the community. Marginal and vacant properties have been replaced with a mix of new commercial, residential and public uses.*

*High-quality new business and office development has occurred along and near North Avenue in the far northern portion of the community, providing an important boost to the Village's tax base.*

*Glen Ellyn continues to benefit from a superb regional location, and is easily accessible via the interstate highway system, arterial streets and public transportation. However, Glen Ellyn's Downtown and residential neighborhoods continue to be protected from through traffic, and the Village is safe and convenient for pedestrians and bicyclists.*

*During the past 10 years, traffic operational conditions have been enhanced along several arterial streets. Route 53 has been improved in a manner that complements the adjacent land development pattern. In addition to traffic enhancements, Route 53 and Roosevelt Road are now more attractive and "friendly" to pedestrians and bicyclists.*

*A new commuter rail station has been constructed within Downtown and compatible new "transit oriented development" has been undertaken within walking distance of the new station facility. Roadway and traffic operational improvements have been implemented to address the lengthy delays caused by rail traffic within Downtown.*

*Glen Ellyn is served by public and private schools which not only provide top-quality educational services, but also serve as focal points for community life and activity. The College of DuPage has continued to prosper and now offers even more special facilities, services and programs to local residents.*

*Glen Ellyn is widely recognized as the “Village in the Park.” It maintains a rich variety of parks, open spaces and recreational facilities, and is characterized by tree-lined streets and neighborhoods. During the past 10 years, existing parks have been upgraded, facilities and services for teens have been expanded, and new parks have been provided in the neighborhoods south of Roosevelt Road.*

*Glen Ellyn is known for its outstanding municipal facilities and services. Fire and police protection are highly rated. Village facilities have been modernized and upgraded. The Library incorporates the latest technological advancements and continues to respond to the “informational needs” of local residents.*

*During the past 10 years, substantial improvements have been made to the public infrastructure, particularly with regard to stormwater management, drainage facilities and street surface conditions. Additional utility lines within the Village’s commercial and residential areas are now located underground.*

*The Village has worked with area residents and businesses to devise a long-range plan and program for annexation.*

*While it continues to be comprised of several diverse and recognizable neighborhood areas, a number of programs, services and facilities have been implemented to unite all geographic areas and demographic sectors of Glen Ellyn into a single, unified community. As always, community spirit and “volunteerism” are hallmarks of the community,*

*The improvements and developments that have occurred within Glen Ellyn during the past 10 years have been the result of significant citizen participation, excellent leadership from Village officials, and a strong partnership between the public and private sectors. Local residents continue to play an active role in formulating planning policies. The Village has undertaken a number of public improvements projects, and has utilized a range of creative techniques to assist the private sector in the implementation of innovative development and redevelopment efforts.*



# Goals and Objectives

The goals and objectives are designed to help achieve the “Vision Statement” and provide more specific guidelines for Glen Ellyn’s new Comprehensive Plan.

Goals and objectives strive to transform the collective community values expressed in the “Vision Statement” into operational guidelines for the planning program.

Goals and objectives each have a different purpose in the planning process:

- **Goals** describe desired end situations toward which planning efforts should be directed. They are broad and long-range. They represent an end to be sought, although they may never actually be fully attained.
- **Objectives** describe more specific actions that should be undertaken in order to advance toward the overall goals. They provide more precise and measurable guidelines for planning action.

Goals and objectives express many ideas and concepts that cannot be shown on plan maps or depicted in other plan components, and they are an important component of Glen Ellyn’s new Comprehensive Plan.

## COMMUNITY APPEARANCE and CHARACTER

### Goal:

*An attractive and distinctive community image and identity that builds upon and enhances Glen Ellyn’s traditional qualities and characteristics, and distinguishes 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 by maintaining 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.

Policies and guidelines related to “community character” are presented on pages 14 and 15.

## **HOUSING and RESIDENTIAL AREAS**

### **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.
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 storm-water management provisions are included in all new residential developments.

Policies and guidelines related to "residential areas" are presented on pages 16 and 17.

## **COMMERCIAL, RETAIL and OFFICE DEVELOPMENT**

### **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 a 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 off-set 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.
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.
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 storm-water management provisions are included in all new commercial developments.

Policies and guidelines related to “commercial areas” are presented on pages 18 and 19, as well as in the *Target Area Plans* (page 39).

## **TRANSPORTATION**

### **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.*

### **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.

Policies and guidelines related to “transportation” are presented on pages 32 and 33, as well as in the *Target Area Plans* (page 39).

## **COMMUNITY FACILITIES**

### **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.*

### **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.
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 re-use 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.

Policies and guidelines related to "community facilities" are presented on pages 30 and 31; policies and guidelines related to "public utilities" are presented on pages 34 and 35.

## **PARKS, RECREATION and OPEN SPACE**

### **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.

Policies and guidelines related to "parks and recreation" are presented on pages 30 and 31.