

Section 2:

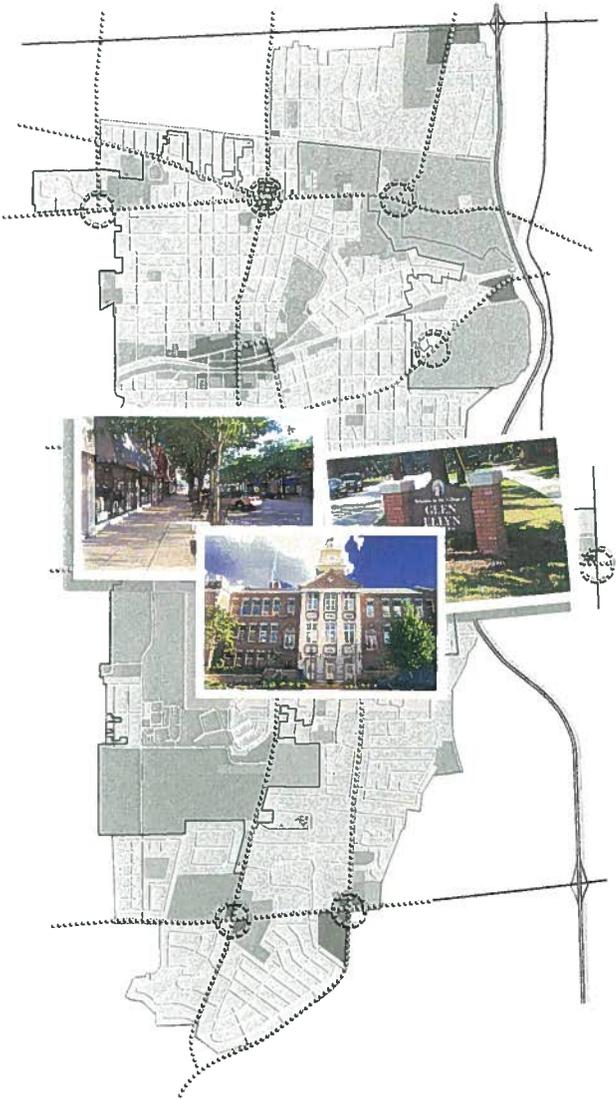
Community Wide Plan

This section presents the Community-Wide Plan, which establishes an overall framework for improvement and development within Glen Ellyn over the next 10 to 15 year period, consistent with the Vision Statement and the goals and objectives.

The Community-Wide Plan consists of three components: 1) land-use, 2) transportation, and 3) community facilities. Plan recommendations are presented in the series of maps and accompanying text that follow.

The Community-Wide Plan strives to maintain and enhance the unique and distinguishing features of the community, improve and upgrade areas that are beginning to decline, and promote compatible new development and redevelopment in selected locations.

The Community-Wide Plan is supplemented by more detailed and specific recommendations for Glen Ellyn's three designated "target areas," which are presented in Section 3 of this Plan report.

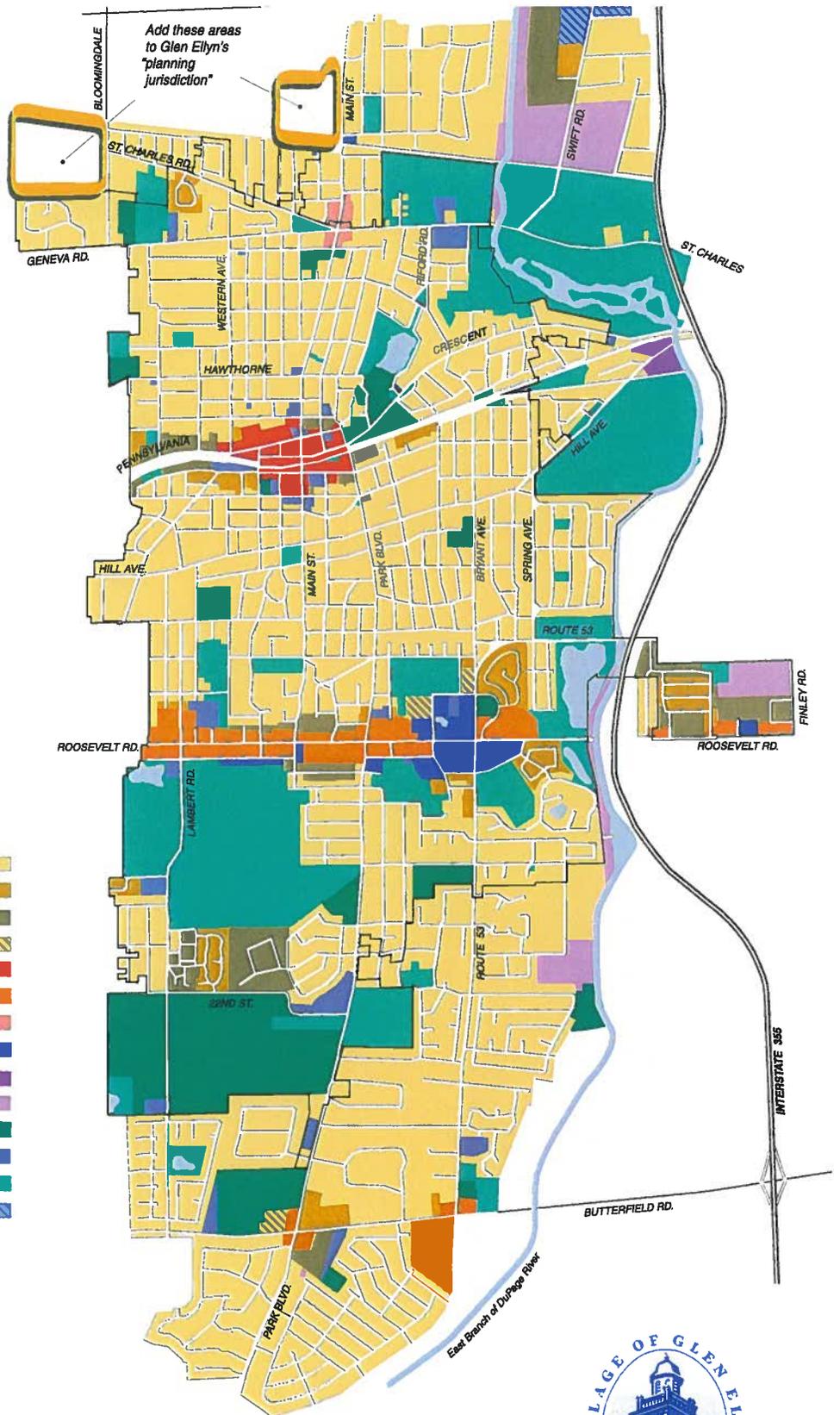


Community Wide Plan

The Community-Wide Plan provides an overall framework for improvement and development within Glen Ellyn over the next 10 to 15 year period. It establishes long-range policies for key aspects of the Village, consistent with the recently prepared Comprehensive Plan Vision Statement and Goals and Objectives. The Plan strives to maintain and enhance the unique and distinguishing features of the community, improve and upgrade areas that are beginning to decline, and promote compatible new development and redevelopment in selected locations.

Map Legend:

- 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 Wide Plan

The Community-Wide Plan consists of three components: 1) land-use, 2) transportation, and 3) community facilities.

Community-wide recommendations are briefly highlighted below and in Figure 2. More specific policies and recommendations for each component are presented on the pages that follow.

The Community-Wide Plan is supplemented by more detailed recommendations for Glen Ellyn's three "target areas," which are presented in Section 3 of this Plan report. The Target Areas include: a) Downtown Glen Ellyn, b) the Roosevelt Road corridor, and c) Five Corners.

Overview of the Plan:

Glen Ellyn's 1986 Comprehensive Plan focused on the development opportunities afforded by a number of vacant properties scattered throughout the planning jurisdiction.

Most of the vacant sites highlighted in the 1986 Plan have been developed and Glen Ellyn is now essentially a built-up community.

Even though the Community-Wide Plan also addresses the future use of vacant and underutilized land, it has a somewhat different focus from the 1986 Plan. The new Plan focuses on the unique needs of a "mature" community. It strives to maintain and enhance the traditional form, character and distinguishing features of Glen Ellyn, while still promoting high-quality and compatible improvements and new developments in selected locations.

In particular, the new 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.

Land Use:

The Community-Wide Plan provides a guide for future land-use and development within the Village. It identifies

dential, commercial and public land uses. It also describes how various land-use areas are to be related and interconnected, and highlights the types of projects and improvements to be undertaken within each area.

Even though Glen Ellyn is primarily a built-up community, there will continue to be demand for a modest amount of new residential, commercial and office development in the future. New development will entail replacement of older existing uses, the redevelopment of marginal and deteriorated properties, and the development of remaining vacant land. In addition, future growth could entail the annexation of currently unincorporated lands, although most of these properties are also developed.

The 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 predominate, and the distinctive qualities and characteristics of individual neighborhoods should be enhanced. The current balance of single-family and multi-family housing (which is approximately 60% - 40%) should be maintained.

Commercial uses should continue to be located primarily within Downtown Glen Ellyn, 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 the public rights-of-way.

While Glen Ellyn's planning jurisdiction will continue to have only a limited amount of industrial development, compatible new light industry and "high-tech" uses should be considered within designated business areas.

Transportation:

While Glen Ellyn's roadway system is essentially in place, operational improvements should be undertaken to meet the needs of future development and to preserve and protect the integrity of existing neighborhoods.

portation corridors by pedestrians, cyclists, public transit and private vehicles should be emphasized. Traffic flow and traffic safety should be improved along key routes without disrupting or adversely impacting adjacent land development or overall community character.

Landscaping and other improvements should be undertaken to enhance the appearance of major roadways.

Adequate parking should be provided to accommodate the needs of Downtown and other commercial areas, with a balance of short-term parking to serve commercial and business patrons and long-term parking to serve employees and commuters.

Community Facilities:

The Village should continue to offer its residents and businesses top quality community facilities and services.

The local parks and recreation system should be enhanced as an important community asset. Existing parks should be improved and upgraded as required. Additional cooperative agreements should be established between the Park Districts, the School Districts and other organizations to enhance the recreational opportunities available to local residents.

The Village should cooperate with public and private schools to ensure that high-quality educational facilities continue to be available. Existing school sites and buildings should be improved and upgraded as required.

Other community facilities, including the Library, the YMCA, fire and police stations, the Civic Center, public works facilities and the College of DuPage, should be improved and enhanced as necessary, and should continue to be important assets of the community.

The Village should continue to upgrade public utilities in order to maintain quality service in the future. Storm water management facilities should be expanded as planned to reduce the adverse impacts of storm water runoff within the community.

Community Character

Glen Ellyn is an attractive and distinctive community characterized by quality neighborhoods, tree-lined streets, an historic Downtown, an abundance of open space, and a variety of public and institutional amenities. This established “community character” helps distinguish Glen Ellyn from neighboring communities and makes it a desirable place to live, work and do business.

As Glen Ellyn experiences the replacement of existing uses and the redevelopment of existing properties which are typical of a mature community, its traditional character may become threatened. Therefore, it is essential that all improvements and developments be compatible with and complement the Village’s existing image and character.

Neighborhoods:

Glen Ellyn developed over a period of many years and its neighborhoods reflect the Village’s different stages of development. Older neighborhoods with a small-town atmosphere are located in the central portion of the Village. Many homes in these neighborhoods have historic interest. Newer neighborhoods in the southern portion of the Village are characterized by somewhat larger lots, curvilinear streets and suburban development patterns. Neighborhoods to the north range from old to quite new, and a few have a semi-rural, “countryside” character.

Glen Ellyn’s neighborhoods are among its most important visual assets, and neighborhood image and character should be preserved and enhanced. Homes in poor condition should be repaired. Yards, driveways and landscaping should be well maintained. Residential improvements and new developments must be compatible with existing neighborhood character.

Awards might be given to recognize development projects that significantly enhance “community character.”

Residential Teardowns:

Glen Ellyn is experiencing a trend common to many mature, affluent communities. It consists of the replacement of existing homes with larger structures. A related trend is the construction of major additions to smaller existing homes.

While residential improvements and new construction are good for the local economy and serve to upgrade the community’s housing stock, the Village should ensure that the density and intensity of improvements and new developments complement neighborhood character in terms of bulk, setback, building height and lot coverage.

The Village should continue to monitor residential “teardowns” to determine if additional controls are necessary to protect historic homes and traditional neighborhood character.

Business Districts:

Glen Ellyn’s commercial and business areas occupy highly visible locations along the major streets that pass through the community.

While a number of improvements have already been undertaken within Downtown and Glen Ellyn’s other business districts, additional projects and improvements should be implemented to further upgrade the appearance of sites, buildings, parking areas and the public right-of-way. See Section 3 of this Plan report for more detail.

Historic Resources:

Glen Ellyn has a number of homes, commercial buildings and public facilities that have historic and/or architectural interest and these add to the charm and character of the community. Historic markers are scattered throughout the community commemorating special sites, events and environmental features.

The Village should consider more formal procedures for recognizing and designating structures and districts with historic value and explore new techniques that could help maintain and preserve these structures for future generations. Property owners should be encouraged to retain and restore historic structures.

Street Corridors:

Street corridors are among the most visible parts of Glen Ellyn and they are major determinants in how the community is perceived by residents, visitors and passing motorists.

While tree-lined streets are a distinguishing feature of Glen Ellyn’s neighborhoods, more attractive treatments should continue to be undertaken along key roadways, particularly Roosevelt Road and Route 53. Improvements might include improved sidewalks, new trees and light fixtures, distinctive signage, and underground utilities.

“Welcome” signs have been installed at several locations where roadways enter the Village. More extensive lighting and landscaping treatments might be provided at selected locations. “Pathfinder” signage should also be installed to better direct motorists to Downtown and other activity areas.

Many visitors and passing motorists get their first impression of Glen Ellyn via views from the I-355 Expressway. All development visible from the expressway should be well maintained and attractively landscaped. The Village should work with the Tollway Authority to intensify landscaping along I-355 to help screen and buffer the facility from the adjacent community.

Other Distinguishing Features:

Many other features add to the image and character of Glen Ellyn, including a strong “community spirit,” a tradition of volunteerism, and many attractive public and institutional properties.

Numerous parks, open spaces and nature preserves provide unique recreational and visual amenities for residents and visitors. Schools, churches and governmental buildings are distributed throughout the Village, providing attractive visual focal points for various neighborhoods and activity areas.

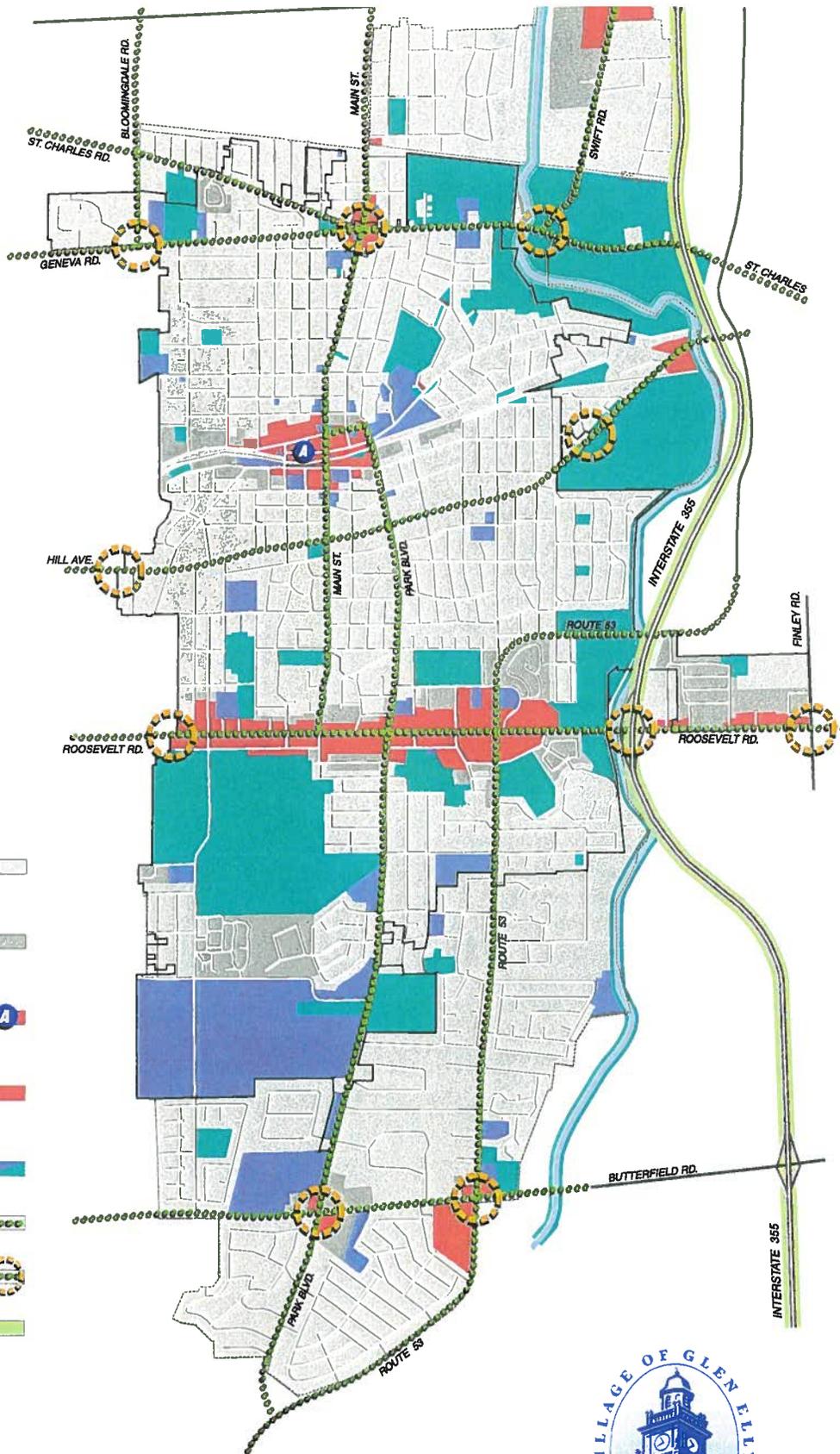
Public sites and buildings should be attractive and well maintained and new facilities should be designed and located to provide new focal points and landmarks within the community. The volunteer Fire Department is also a source of pride and a factor in Glen Ellyn’s special “community character.”

Community Character

The Community-Wide Plan emphasizes the need to protect and enhance Glen Ellyn's established image and appearance. Each component of the Plan strives to ensure that future improvements and developments are compatible with and complement the traditional character of the community. Figure 3 summarizes several of the features mentioned in the Plan that contribute to the appearance and character of Glen Ellyn. The Plan promotes increased public awareness of this important aspect of Glen Ellyn and encourages new discussion and consideration of "community character" in the future.

Map Legend:

- Maintain the traditional distinguishing characteristics of existing neighborhoods. 
- Ensure that new residential 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. 



Residential Area Policies

The Community-Wide 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.

Map Legend:

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

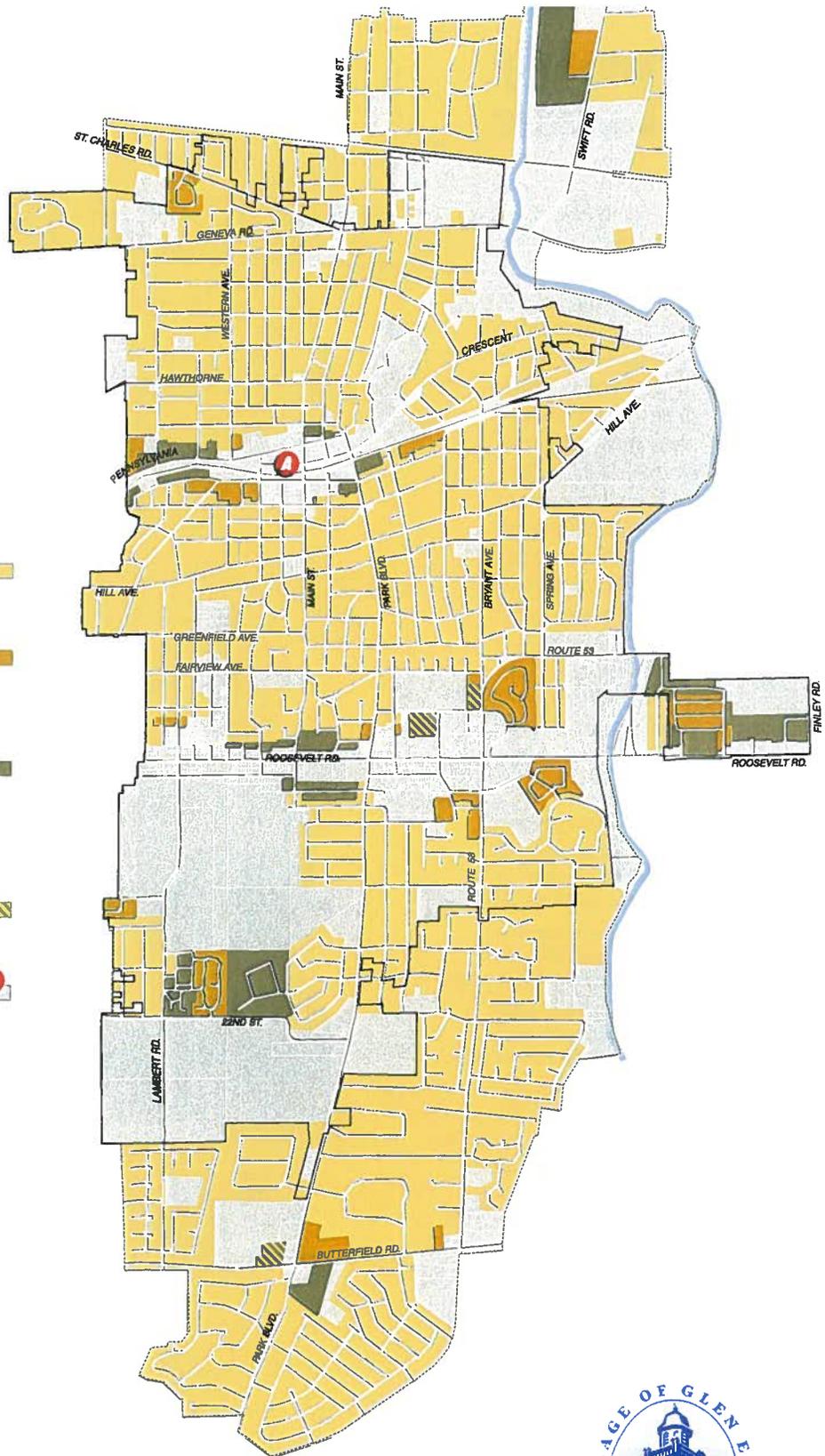
Low-Density Attached Residential, including town-homes and cluster homes, reflecting densities of 5 to 10 units per acre.

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.

Downtown Glen Ellyn: Some-what 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 Downtown commercial buildings.

NOTE: Residential densities are used in the Comprehensive Plan for overall guidance only. Zoning will continue to govern densities on specific parcels. When the Zoning Ordinance is updated following adoption of the Plan, allowable densities within zoning districts should be reviewed.



RESIDENTIAL

Area Policies

Glen Ellyn is primarily a residential community. The Village is comprised of several distinct neighborhood areas, each with somewhat different physical characteristics such as street configuration, landscaping, lot sizes and housing construction. Much of the Village's special image and identity is due to the unique character of its neighborhoods, and these distinguishing features should be preserved and enhanced.

The Community-Wide Plan builds upon Glen Ellyn's established neighborhood structure and promotes improvements and developments that will maintain and strengthen this traditional structure in the future.

Since Glen Ellyn is a built-up community, most new residential development will consist of new homes constructed on vacant lots and new housing occurring as the result of the redevelopment of existing uses.

Improvement Guidelines:

Several principles should guide neighborhood improvement and development within Glen Ellyn.

Neighborhoods should be designed primarily for residential use. Shopping and services, elementary schools, and parks and playgrounds should be easily accessible by pedestrians and bicycles as well as vehicles. The boundaries between neighborhoods and adjoining land-use areas should be clearly defined, and screening and buffering should be provided as required.

Through-traffic should be routed around residential neighborhoods, along either "village arterial" or collector streets. Pedestrian walkways and bikeways should connect homes with schools and neighborhood facilities. The Village should strive to maintain a neighborhood atmosphere in which all residents feel safe and secure.

Glen Ellyn should continue to offer a diverse housing stock that will accommodate a diverse population. The current balance of single-family and multi-family units should be essentially maintained in the future.

on the edge of single-family neighborhoods and near major activity areas. Sufficient parking should be provided to serve all multi-family development.

All new residential development, including additions and remodelings, should be characterized by high-quality design and construction and should be compatible with the scale and character of the surrounding neighborhood.

Stormwater management should be addressed on a comprehensive basis within all residential areas.

New residential developments of over one acre in size should continue to be developed as planned unit developments. The PUD technique, which gives the Village maximum control over residential area design and development, is particularly useful in situations where normal zoning may not be sufficient to promote desirable new development.

Single-Family Neighborhoods:

Existing single-family neighborhoods should be strengthened where necessary through community facility and infrastructure improvements. Improvement and rehabilitation of older housing should be promoted. Housing rehabilitation and code enforcement activities should continue to be undertaken. Historic homes, tree-lined streets and other distinguishing neighborhood characteristics should be protected. Neighborhoods throughout the Village should feel "open" because of the layout and relationships of homes on properties and adjoining lots.

Several of Glen Ellyn's neighborhoods are experiencing pressure due to "teardowns" of existing homes and new construction. The Plan recognizes the value and importance of Glen Ellyn's older existing housing stock in terms of image, character, stability and affordability. While the replacement of some older housing is both normal and desirable, the Village should continue to monitor this situation to ensure that changes are sensitive to and reflective of existing neighborhood character.

Although Glen Ellyn's neighborhoods are essentially "built-out," several vacant lots and land parcels are scattered throughout the planning jurisdiction

development could occur in the future.

Low-Density Attached Residential:

Low-density residential development, including townhouses, attached single-family homes, cluster homes and similar developments, should be located along major streets and near activity centers. For example, existing low-density developments are located near Downtown, the Roosevelt Road corridor, and the College of DuPage.

Low-density residential development should be located on small sites occupying locations between commercial areas and single-family neighborhoods. These sites are intended to provide for small-scale townhouse or similar development as a "transition" between the commercial and neighborhood areas. New development in these locations should be of a scale and character compatible with nearby existing single-family homes. New low-density development should reinforce and enhance overall neighborhood quality rather than detract from it.

Medium-Density Residential:

Medium-density residential development should be located near major activity centers. Existing medium-density residential, including walk-up and elevator multiple-family developments, are located adjacent to the Downtown, in the Surrey Drive area, near the Roosevelt Road corridor, north of the College of DuPage, west of Swift Road, and at the intersection of Butterfield Road and Park Boulevard.

The design and development of all new multi-family residential development should be carefully controlled to ensure compatibility with surrounding uses, adequate screening and buffering, and a quality living environment.

Senior Residential:

Senior residential, including senior housing, assisted living and extended care facilities, should be provided in convenient locations to accommodate the needs of senior citizens within Glen Ellyn. Compatibly scaled new senior housing would also be acceptable in the areas designated for low- and medium-density residential.

Commercial Area Policies

The Community-Wide Plan designates five types of commercial and business areas: 1) Downtown, 2) service commercial, 3) office, and 4) neighborhood commercial, and 5) light industry.

Generalized recommendations for commercial and business areas are presented in Figure 5. More specific improvement and development recommendations for Downtown, Roosevelt Road and Five Corners are presented in Section 3 of this Plan report.

Improvement Guidelines:

Each of Glen Ellyn's existing commercial and business areas should be strengthened and upgraded. Viable existing stores and businesses should be improved and enhanced. New uses, particularly retail and convenience commercial uses that serve the needs of local residents, should be promoted.

New commercial, business and mixed-use development should be of a size and scale compatible with the established image and character of Glen Ellyn. Commercial and business development should be characterized by the highest possible standards of design and construction.

Since commercial and business areas are located along important traffic routes, access to individual properties should be carefully controlled to minimize conflicts with through traffic. The consolidation of access drives for adjacent properties should be encouraged.

Adequate off-street parking should be provided within all commercial and business areas. The consolidation of parking facilities for two or more businesses should be encouraged. Parking lots should be attractively landscaped, particularly along major streets.

The image and appearance of commercial and business areas should also be upgraded. Projects should be undertaken to improve the appearance of the public rights-of-way, including landscaping, lighting, signage, sidewalks, crosswalks and pedestrian amenities. Enhancements to private properties should include façade, parking lot and signage improvements.

Commercial and business areas should not adversely impact adjacent neighborhoods. Screening and buffering should be promoted between commercial and residential areas, including landscaping and attractive fencing. Commercial traffic and parking should not be allowed to "spill over" into the neighborhoods. Noise, safety and grounds maintenance should also be carefully monitored within commercial areas.

Downtown Glen Ellyn:

Glen Ellyn's Downtown is the traditional commercial and service focal point for the Village. It not only contains a range of retail, service, office and housing uses, but is also the site of several important public and institutional buildings.

The Plan strives to strengthen and enhance the historic character and traditional role of Downtown. It should be maintained as Glen Ellyn's multi-purpose commercial and service focal point. While other commercial and office areas will have important functional roles as well, Downtown should remain unique in terms of its pedestrian orientation and the range of businesses, services and other activities it offers to the community.

Compatible and high-quality new retail, service and mixed-use development and redevelopment should be promoted in selected locations within the Downtown, as described in Section 3.

Service Commercial Areas:

Service commercial areas, including Roosevelt Road and small clusters along Butterfield Road in unincorporated Glen Ellyn, should contain a range of retail, service, office and business activities that serve the community and surrounding region..

The Roosevelt Road corridor should continue to accommodate retail, convenience and auto-oriented commercial uses. The redevelopment and replacement of older, obsolete and marginal commercial properties should be promoted, as described in Section 3.

The clustering or grouping of commercial buildings within the same block should be promoted to allow for

shared access drives, parking areas and pedestrian amenities.

Since the size of most lots along commercial corridors is limited, the consolidation of two or more smaller parcels should be encouraged to enable somewhat larger developments with improved access, parking, building placement, and overall design and appearance.

Glen Ellyn should explore the possibility and desirability of annexing the unincorporated commercial areas along Butterfield Road, Hill Avenue and North Avenue/Swift Road in order to supplement the local tax base and establish Village control over future development in these areas.

Office and Industrial Areas:

Office development has been increasing within Glen Ellyn in recent years. Most existing office development is located within or near the Downtown, along Roosevelt Road, and in smaller locations along Butterfield Road. Quality new office development should continue to be promoted.

The small cluster of industrial and business uses located along Hill Avenue just outside the Village is designated in the Plan as "light industrial." This area should be improved and upgraded as a limited and self-contained business area.

Compatible new light industrial and high-tech uses would also be appropriate within Glen Ellyn's office areas.

Neighborhood Commercial Area:

"Five Corners" should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community. The southwest quadrant of the intersection of Main Street and St. Charles Road should be promoted as a local Historical Center centered on Stacy's Tavern and other historic buildings. Traffic operational improvements should be undertaken, and the overall image and appearance of the area should also be enhanced. See Section 3 for more detailed recommendations.

Commercial Area Policies

The Community-Wide 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.

Map Legend:

- 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, convenience and auto-oriented 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, a showcase for local history, and an attractive gateway to the community.
- F** Promote new commercial and office development as a part of the the "Mixed-Use Development Areas" at North Avenue and Swift Road.
- G** Support Commonwealth Edison's plans to upgrade training, office and power distribution facilities.
- H** Explore the possibility of annexing nearby unincorporated commercial and business areas.

NOTE: See Section 3 for more detailed recommendations related to Downtown, Roosevelt Road and Five Corners.

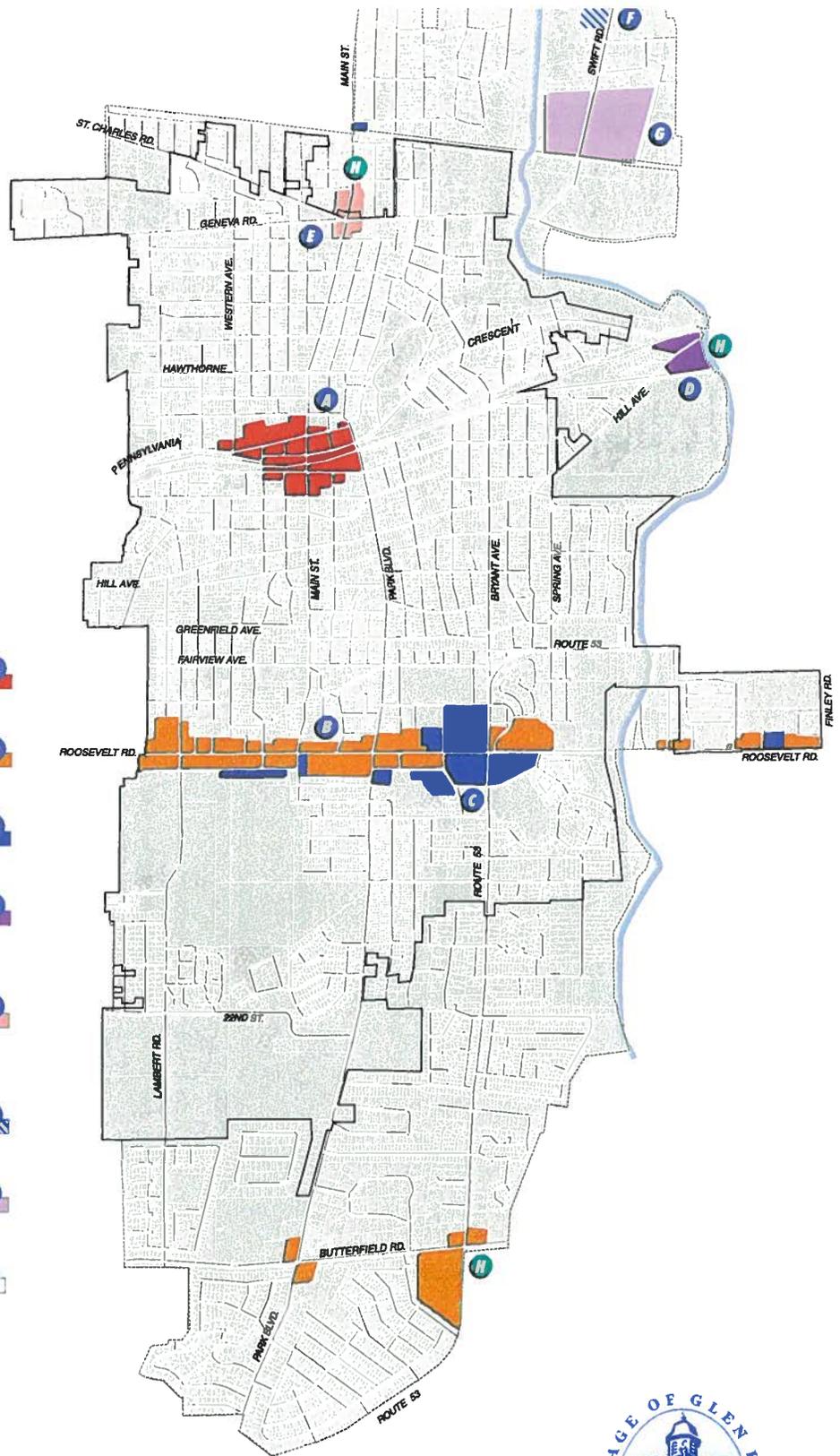


Figure 6

Potential Development Sites

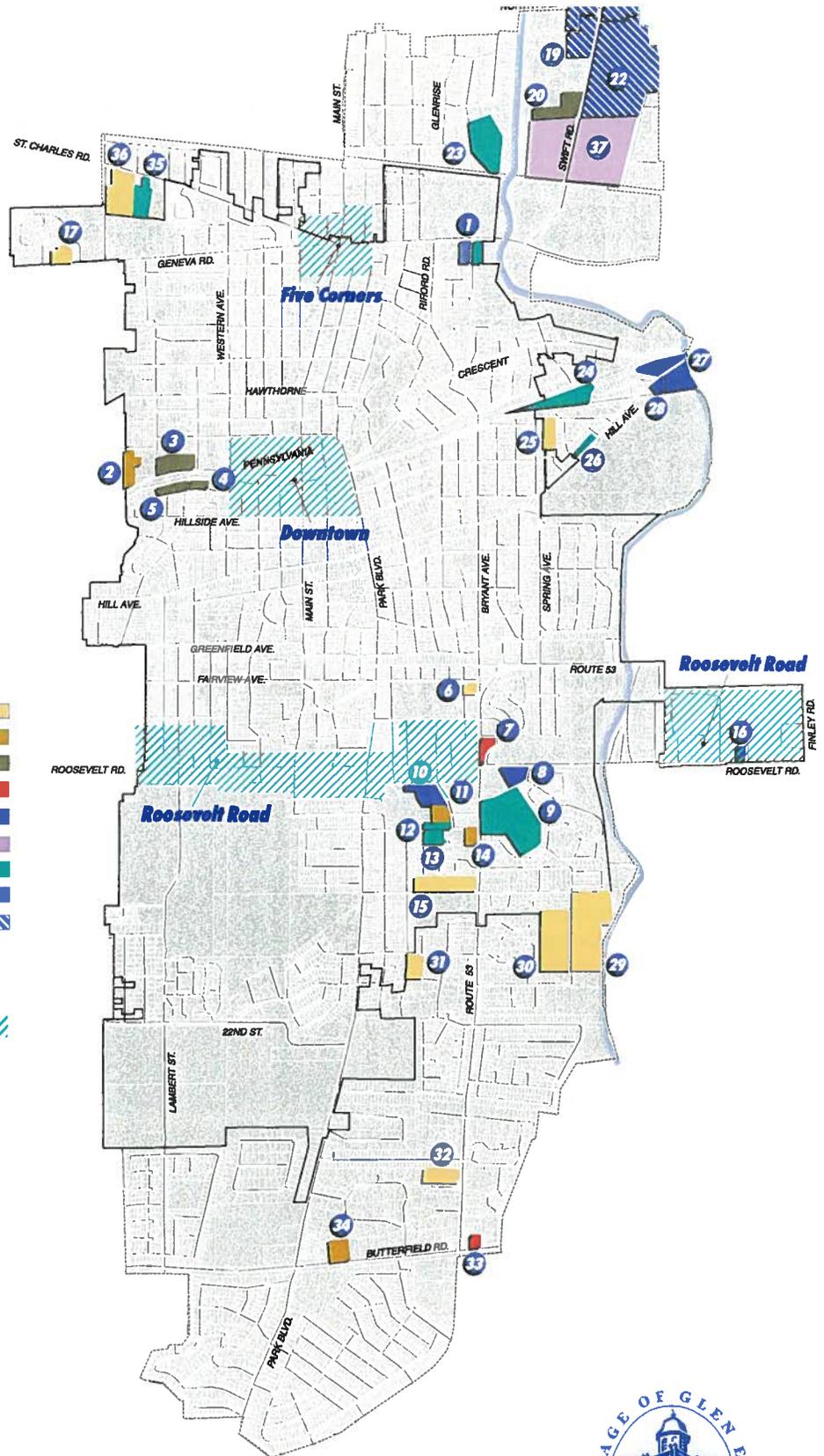
Even though Glen Ellyn is a mature, built-up community, there are several vacant properties scattered throughout the planning jurisdiction where new development might occur in the future. In addition, a few developed areas are characterized by underutilization and may be subject to intensification or redevelopment. Potential development sites within the planning jurisdiction are highlighted in Figure 6.

Map Legend:

- Single-Family Residential 
- Low-Density Residential 
- Medium-Density Residential 
- Commercial 
- Office and Business 
- Commonwealth Edison 
- Parks and Open Space 
- Public/Institutional 
- Mixed-Use Development Area 
- Potential Development Site (see Table 1) 
- "Target Areas" (see Section 3) 

Note:

The characteristics of the Potential Development Sites are presented in Table 1. The table also indicates the land-use recommendation for each site.



Future Development Sites

While new development and redevelopment could conceivably occur anywhere within the Village, Figure 6 highlights several properties that appear to have potential for residential, commercial, business or open space improvement, development or redevelopment in the future.

It should be emphasized that the inclusion of sites in Figure 6 does not imply that development will occur or that development is necessarily recommended as a part of the Comprehensive Plan. Rather, it suggests that these properties appear “susceptible” to change in the near future. Because of this, it is important that the new Plan specify the type and character of new development to be promoted within these areas if change does indeed take place.

Single-Family Sites:

Several vacant parcels scattered throughout Glen Ellyn’s planning jurisdiction may have potential for new single-family residential development. In addition, there are also a number of vacant lots within existing neighborhoods that are not shown on the map that may also be subject to development in the future.

Several of the vacant sites designated for single-family development are characterized by soil concerns, difficult topography or other environmental constraints. If any of these sites prove to be unsuitable for building development, they should be maintained as open space.

A few of the sites highlighted in Figure 6 are currently occupied by semi-rural or large-lot single-family homes. Even though existing homes are in good condition and could remain, these areas may be subject to re-subdivision or redevelopment in the future.

In general, all new homes should enhance the image and character of the neighborhoods in which they are located.

Several sites within the planning jurisdiction may have potential for new low- and medium-density residential development.

Multi-family housing is currently under construction in the unincorporated area near the intersection of Swift Road and North Avenue.

Figure 6 also highlights small clusters of existing apartments and townhomes along Pennsylvania and Duane Avenues just west of Downtown Glen Ellyn. While the existing developments are generally sound and well maintained, several are becoming old and “dated” and may be subject to redevelopment. These areas are convenient to commercial services and public transportation and are ideal locations for new multi-family development.

Commercial and Office Sites:

Most opportunities for new commercial and office development will be within the three target areas, as described in Section 3 of this Plan report.

The small cluster of light industrial uses located on Hill Avenue on the far eastern edge of the planning jurisdiction should be maintained as a self-contained business area. While this area is not highly visible, additional landscaping and screening would be desirable around parking and storage areas visible from the street. This area might also undergo small-scale expansion along the south side of Hill Avenue.

The Village should also encourage continued improvement and expansion of Commonwealth Edison’s training and office facilities along Swift Road.

Open Space Sites:

A few sites are highlighted as potential public open spaces. These include the Maryknoll site that is scheduled for park development and the planned expansion of Churchill Park.

indicated for residential or commercial development may prove to be unsuitable for new building construction. If these properties remain vacant, they should be considered “open spaces” and should be maintained and cleaned up on a regular basis so that they do not detract from the neighborhoods in which they are located.

Potential Mixed-Use Development Areas:

The area near the intersection of North Avenue and Swift Road may represent an opportunity for new mixed-use office, commercial and residential development in the future.

This area has excellent accessibility and visibility. It is currently underdeveloped and consists of a mixture of older commercial and semi-rural, large-lot residential uses. New multi-family residential development is already taking place on the west side of Swift Road.

It is suggested that the western quadrant of the intersection be considered as a location for new office or commercial development. Older commercial and residential properties could be assembled and combined to create an attractive site for new planned development.

High-quality new development at North and Swift could become an attractive new entrance to the community in the future.

The eastern quadrant of the intersection, which is somewhat more intensely developed, may represent a similar—although longer-range—opportunity for new mixed-use development.

Table 1: POTENTIAL DEVELOPMENT SITES

Glen Ellyn Comprehensive Plan

Area Number	Existing Use	Surrounding Uses	Current Zoning	1986 Comp. Plan	Vehicular Accessibility	Utility Service	
1	Vacant land (east); semi-rural residential (west)	<u>North:</u> Ackerman Park <u>South:</u> SF residential <u>East:</u> Forest Preserve <u>West:</u> Cemetery	<u>Glen Ellyn:</u> R-2	Single-family residential (west); park (east)	Frontage on St. Charles Road (minor arterial); Eastern Avenue is a discontinuous local street	Currently served by Glen Ellyn sewer facilities; water service could be extended	↪
2	Church; Wheaton College	<u>North:</u> SF residential <u>South:</u> Railroad <u>East:</u> MF residential <u>West:</u> SF residential	<u>Glen Ellyn:</u> C-4	Medium-density multi-family residential	Frontage on Pennsylvania Avenue (major collector)	Currently served by Glen Ellyn water and sewer facilities	↪
3	Mix of multi-family, single-family and office	<u>North:</u> SF residential <u>South:</u> Railroad <u>East:</u> Office <u>West:</u> MF residential	<u>Glen Ellyn:</u> R-4	Medium-density multi-family residential	Frontage on Pennsylvania Avenue (major collector)	Currently served by Glen Ellyn water and sewer facilities	↪
4	Single-family (east); Industrial use (west)	<u>North:</u> Railroad <u>South:</u> SF residential <u>East:</u> Commuter parking <u>West:</u> MF residential	<u>Glen Ellyn:</u> C5B	CBD Commercial	Frontage on Duane Street (local street)	Currently served by Glen Ellyn water and sewer facilities	↪
5	Multi-family residential	<u>North:</u> Railroad <u>South:</u> SF residential <u>East:</u> Industrial <u>West:</u> Danby Park	<u>Glen Ellyn:</u> R-4	Medium-density multi-family residential	Frontage on Duane Street (local street)	Currently served by Glen Ellyn water and sewer facilities	↪
6	Vacant land	<u>North:</u> SF residential <u>South:</u> Assisted Living <u>East:</u> MF residential <u>West:</u> Newton Park	<u>Glen Ellyn:</u> R-2	Planned Residential Development Area	Frontage on Bryant (major collector), Fairview (minor collector) and Carleton (local street)	Currently served by Glen Ellyn water and sewer facilities	↪
7	Vacant land	<u>North:</u> Rock School <u>South:</u> HealthTrack <u>East:</u> Baker Hill Center <u>West:</u> Office	<u>Glen Ellyn:</u> C-6	Mixed-Use Development Area	Frontage on the Baker Hill access road (major collector)	Currently served by Glen Ellyn water and sewer facilities	↪
8	Vacant land	<u>North:</u> Baker Hill Center <u>South:</u> MF residential <u>East:</u> MF residential <u>West:</u> HealthTrack	<u>Glen Ellyn:</u> C-4	Office	Frontage on Route 53, but access from Pershing Avenue (major collector)	Currently served by Glen Ellyn water and sewer facilities	↪
9	Vacant Maryknoll property	<u>North:</u> HealthTrack <u>South:</u> SF residential <u>East:</u> MF residential <u>West:</u> MF residential	<u>Glen Ellyn:</u> R-1	Medium-density multi-family residential	Frontage on Route 53 (major arterial) and Pershing Road (major collector)	Currently served by Glen Ellyn water and sewer facilities	↪

Environmental Considerations	Future Development Potential	Preliminary Consultant Recommendation
<i>Floodplain along the east side of Eastern Avenue; lightly wooded site</i>	<u>Limited.</u> Environmental conditions render the eastern portion unsuitable for development; older homes on the west are marginal and in poor condition.	Cemetery (west) and Forest Preserve (east). The Cemetery has already begun purchasing property along the west side of Eastern Avenue.
<i>No known environmental concerns</i>	<u>Limited.</u> Existing structure is sound and well maintained. However, if this property becomes available, it would have good potential for reuse or redevelopment.	Low-density attached residential. While the existing use may be retained, the property should be designated for townhomes or similar housing in the event it becomes available in the future.
<i>No known environmental concerns</i>	<u>Fair.</u> While most of the existing uses are sound and viable, some of the older homes and multi-family properties are becoming tired and dated and may be subject to replacement.	Medium-density residential. Existing multi-family properties might be retained and upgraded or redeveloped. New housing should be similar in character to nearby development.
<i>Redevelopment of industrial property would likely require environmental investigation</i>	<u>Fair.</u> The existing uses are marginal and incompatible and should eventually be replaced. Small site size, limited accessibility and environmental concerns are constraints.	Medium-density residential. Good location for small new multi-family development in close proximity to Downtown.
<i>No known environmental concerns</i>	<u>Limited.</u> While most of the existing uses are sound and viable, some of the older multi-family properties are becoming tired and dated and may be subject to replacement.	Medium-density residential. Existing properties might be retained and upgraded or redeveloped. New housing should be of a scale and character similar to nearby development.
<i>No known environmental concerns; lightly wooded site</i>	<u>Good.</u> Small site occupying a "transitional" location between high intensity uses and a neighborhood to the north. Relatively good accessibility and attractive location.	Single-family detached residential. Plans for a small new single-family development have recently been approved.
<i>Difficult topography may represent a concern</i>	<u>Limited.</u> Small site size and irregular configuration are significant constraints.	Service commercial. May be a suitable location for small out-lot development. If development is not possible, it might be more extensively landscaped as a visual focal point for Baker Hill.
<i>No known environmental concerns</i>	<u>Good.</u> Excellent visibility and relatively good accessibility. No significant constraints other than small site size.	Office. Good location for office development, as called for in the approved Planned Unit Development for this area.
<i>Demolition of seminary building currently underway</i>	<u>Committed.</u> New park is currently underway.	Park and open space. Park development currently underway by the Glen Ellyn Park District; this will be a major new addition for the neighborhoods south of Roosevelt Road.

Area Number	Existing Use	Surrounding Uses	Current Zoning	1986 Comp. Plan	Vehicular Accessibility	Utility Service	
10	Predominantly vacant; a few older single-family homes	<u>North:</u> Commercial <u>South:</u> Panfish Park <u>East:</u> Office <u>West:</u> Panfish Park	<u>Glen Ellyn:</u> C-4	Office	Frontage on Taft Avenue (minor collector) and Nicoll Way (major collector)	Currently served by Glen Ellyn water and sewer facilities	↗
11	Vacant land	<u>North:</u> Vacant land <u>South:</u> Vacant land <u>East:</u> SF - MF residential <u>West:</u> Panfish Park	<u>Glen Ellyn:</u> R-3	Low-density multi-family residential	Frontage on Nicoll Way (a local street south of Wilson)	Currently served by Glen Ellyn water and sewer facilities	↗
12	Vacant land	<u>North:</u> Vacant land <u>South:</u> Vacant land <u>East:</u> SF - MF residential <u>West:</u> Panfish Park	<u>Glen Ellyn:</u> CR	Park/open space	Frontage on Nicoll Way (a local street south of Wilson)	Currently served by Glen Ellyn water and sewer facilities	↗
13	Vacant land	<u>North:</u> Panfish Park <u>South:</u> SF residential <u>East:</u> SF residential <u>West:</u> SF residential	<u>Glen Ellyn:</u> R-2	Park/open space; single-family residential	Frontage on Montclair Avenue and Brentwood Court (local streets)	Currently served by Glen Ellyn water and sewer facilities	↗
14	Vacant land	<u>North:</u> MF residential <u>South:</u> SF residential <u>East:</u> SF / Park <u>West:</u> SF residential	<u>Glen Ellyn:</u> R-2	Single-family residential	Frontage on Route 53 (major arterial)	Currently served by Glen Ellyn water; sewer service could be extended	↗
15	Vacant land; one single-family property	<u>North:</u> SF residential <u>South:</u> Glen Crest School <u>East:</u> SF residential <u>West:</u> SF residential	<u>Glen Ellyn:</u> R-2	Single-family residential	Frontage on Sheehan Avenue (minor collector) and Route 53 (major arterial)	Currently served by Glen Ellyn water and sewer facilities	↗
16	Vacant bank building	<u>North:</u> MF residential <u>South:</u> Lombard <u>East:</u> Office <u>West:</u> Commercial	<u>Glen Ellyn:</u> C-3	Office	Frontage on Roosevelt Road (major arterial)	Currently served by Glen Ellyn water and sewer facilities	↗
17	Vacant land	<u>North:</u> SF residential <u>South:</u> SF residential <u>East:</u> SF residential <u>West:</u> SF residential	<u>Glen Ellyn:</u> R-2	Outside the 1986 planning area	Frontage on Geneva Road (minor arterial)	Currently served by Wheaton Sanitary District and Citizens Utilities Water	↗
Sites within unincorporated DuPage County:							
18	Mix of residential and commercial uses; vacant land	<u>North:</u> Glendale Heights <u>South:</u> SF residential <u>East:</u> Commercial <u>West:</u> MF residential	<u>County:</u> B-1 (west) B-2 (east)	Outside the 1986 planning area	Frontage on North Avenue (major arterial) and Swift Road (minor arterial)	Currently served by DuPage County water and sewer collection system; Glenbard Wastewater Authority treatment	↗

Environmental Considerations	Future Development Potential	Preliminary Consultant Recommendation
<i>Includes wetland area; lightly wooded site</i>	<u>Good.</u> Site with relatively good accessibility and attractive frontage on Panfish Park.	Office. Good location for small-scale office development, as suggested in the 1986 Plan. As an alternative, this site might be suitable for townhomes or similar multi-family development.
<i>Floodplain and poor soils in western portion; lightly wooded site</i>	<u>Good.</u> Small site occupying a "transitional" location between commercial to the north and residential to the south. Townhomes have already been discussed for this site.	Low-density attached residential. Good location for small townhome development of a scale and character compatible with the existing homes to the south and east.
<i>Floodplain and poor soils in western portion; lightly wooded site</i>	<u>Poor.</u> Floodplain and poor soils make this a difficult site for building development.	Park and open space. This site could be used as an open space entrance to Panfish Park from Nicoll Way. Alternatively, it might become part of the townhome development at Site 11.
<i>Low, "marshy" area; poor soils; possible wetland; lightly wooded site</i>	<u>Poor.</u> Deed restrictions preclude building development on this property.	Park and open space. This site should be retained as open space.
<i>Wooded site</i>	<u>Fair.</u> Good accessibility, although small site size will be a constraint for new development.	Low-density attached residential. Possible location for small townhome development similar in scale to the existing development to the north. Single-family homes may also be acceptable.
<i>Wooded site; existing stormwater detention/retention area on east side of site</i>	<u>Fair.</u> Relatively good size and accessibility, although this site contains a stormwater management facility and may be characterized by additional environmental concerns.	Single-family detached residential. If this site cannot be developed, it should be maintained as open space; possible site for a consolidated stormwater management facility.
<i>No known environmental concerns</i>	<u>Good.</u> Good accessibility and visibility. Existing vacant building appears to be in good condition and may have reuse potential.	Service commercial/office. Suitable location for small, freestanding office or service use, perhaps utilizing the existing building.
<i>Lightly wooded site</i>	<u>Good.</u> Good accessibility and visibility. Other than small site size, no apparent constraints.	Single-family detached residential. New housing development is currently under review by the Village.
<i>Redevelopment of commercial uses would likely require environmental investigation</i>	<u>Potentially good.</u> Good accessibility and visibility; could become a highly desirable development site, particularly if combined with Site 19; land assembly and clearance would be required.	Mixed-use development area. Suitable for office, commercial and perhaps hotel development. If possible, this site should be combined with Site 19 to create a more attractive mixed-use development parcel.

Area Number	Existing Use	Surrounding Uses	Current Zoning	1986 Comp. Plan	Vehicular Accessibility	Utility Service	
19	Semi-rural residential; vacant land	<u>North:</u> Commercial/SF <u>South:</u> MF residential <u>East:</u> SF residential <u>West:</u> MF residential	<u>County:</u> R-4	Outside the 1986 planning area	Frontage on Swift Road (minor arterial)	Currently served by DuPage County water and sewer collection system; Glenbard Wastewater Authority treatment	↪
20	Semi-rural residential; vacant land	<u>North:</u> MF residential <u>South:</u> Com. Edison <u>East:</u> SF residential <u>West:</u> MF residential	<u>County:</u> R-4	Outside the 1986 planning area	Frontage on Swift Road (minor arterial)	Currently served by DuPage County water and sewer collection system; Glenbard Wastewater Authority treatment	↪
21	Mix of residential and commercial uses; vacant land	<u>North:</u> Glendale Heights <u>South:</u> SF residential <u>East:</u> I-355 expressway <u>West:</u> Commercial	<u>County:</u> B-2 (west) R-4 (east)	Outside the 1986 planning area	Frontage on North Avenue (major arterial) and Swift Road (minor arterial)	Currently served by DuPage County water and sewer collection system	↪
22	Semi-rural residential; vacant land	<u>North:</u> Commercial/SF <u>South:</u> Com. Edison <u>East:</u> I-355 expressway <u>West:</u> SF - MF residential	<u>County:</u> R-4	Outside the 1986 planning area	Frontage on Swift Road (minor arterial), with interior local street system	Currently served by DuPage County water and sewer collection system	↪
23	Vacant land	<u>North:</u> SF residential <u>South:</u> Ackerman Park <u>East:</u> Com. Edison <u>West:</u> SF residential	<u>County:</u> R-4	Single-family residential	Limited frontage on Eastern Avenue (local street)	Currently served by DuPage County water and sewer collection system	↪
24	Vacant land	<u>North:</u> Railroad <u>South:</u> Prairie Path <u>East:</u> SF residential <u>West:</u> Railroad	<u>County:</u> R-4	Park/open space	Not accessible from a public street	No utility service at present; could be served by Glen Ellyn water and sewer extensions	↪
25	Vacant land	<u>North:</u> Prairie Path <u>South:</u> SF residential <u>East:</u> SF residential <u>West:</u> SF residential	<u>County:</u> R-4	Single-family residential	Not currently accessible from a public street; access from Acorn (local street) might be possible	No utility service at present; could be served by Glen Ellyn water and sewer extensions	↪
26	Vacant land	<u>North:</u> SF residential <u>South:</u> Glen Oak Club <u>East:</u> Glen Oak parking <u>West:</u> SF residential	<u>County:</u> R-4	Park/open space	Frontage on Hill Avenue	No utility service at present; could be served by Glen Ellyn water and sewer extensions	↪
27	Several light industrial uses	<u>North:</u> Railroad <u>South:</u> Prairie Path <u>East:</u> I-355 expressway <u>West:</u> SF/MF residential	<u>County:</u> I-1	Office	Frontage on Hill Avenue	No utility service at present; could be served by Glen Ellyn water and sewer extensions	↪

Environmental Considerations	Future Development Potential	Preliminary Consultant Recommendation
Lightly wooded site	<u>Potentially good.</u> Good accessibility; could become a highly desirable development site, particularly if combined with Site 18; land assembly and clearance would be required.	Mixed-use development area. Suitable for office and multi-family housing. If possible, this site should be combined with Site 18 to create a more attractive mixed-use development parcel.
Lightly wooded site	<u>Fair.</u> Adequate size and accessibility; presence of older homes and proximity to Commonwealth Edison plant represent constraints; multi-family housing already under construction to the north.	Medium-density residential. Appropriate location for new townhomes, apartments or condominiums; must be screened and buffered from Commonwealth Edison.
Lightly wooded site; difficult topography in eastern portion	<u>Potentially good.</u> Good accessibility and visibility, although size, configuration and topography are more difficult than Site 22; land assembly and clearance would be required.	Mixed-use development area. Suitable for office and commercial development. In the long-term, this site might be combined with Site 22 to create an attractive mixed-use development parcel.
Lightly wooded site	<u>Fair.</u> Good size and visibility, although a number of semi-rural homes are located in the interior; frontage properties are more marginal and subject to redevelopment.	Mixed-use development area. Appropriate for a mix of housing types, with higher densities along the Swift Road frontage; combination with Site 21 would enhance commercial use opportunities.
Lightly wooded site; floodplain; difficult topography	<u>Limited.</u> Good size, but limited accessibility and environmental constraints. This site was purchased by DuPage County as a Wetland Bank Site.	Open space. This site should be maintained as open space and as a wetland bank site.
Wooded site; difficult topography	<u>Poor.</u> "Land-locked" parcel with difficult topography and configuration.	Park and open space. This site should be maintained as open space. If the issues related to access, topography and stormwater management can be resolved, low-density residential development might be considered.
Wooded site	<u>Limited.</u> Good size, but poor accessibility and environmental concerns represent constraints.	Single-family detached residential. If this site cannot be developed, it should be maintained as open space.
Wooded site	<u>Limited.</u> Small site size will most likely preclude new building development.	Park and open space. If this site is used as parking for Glen Oak Country Club (as is the parcel to the east), it should be attractively screened and landscaped along Hill Avenue.
Redevelopment of any existing uses would likely require environmental investigation	<u>Limited.</u> Current uses are generally sound and viable and this area is not likely to change in the near future.	Office. This area should be designated for office and light-industrial uses; to the extent possible, existing properties should be more attractively screened and landscaped.

Area Number	Existing Use	Surrounding Uses	Current Zoning	1986 Comp. Plan	Vehicular Accessibility	Utility Service	
28	Multi-family residential	<u>North:</u> Light industrial <u>South:</u> Prairie Path <u>East:</u> Light industrial <u>West:</u> Glen Oak Club	<u>County:</u> R-4	Office	Frontage on Hill Avenue	Private well and septic systems	↪
29	Single-family residential	<u>North:</u> SF residential <u>South:</u> Wastewater plant <u>East:</u> Utility easement <u>West:</u> SF residential	<u>County:</u> R-3	Single-family residential	Frontage on Sunnysbrook Road (local street)	Currently served by Glen Ellyn water and sewer facilities	↪
30	Single-family residential	<u>North:</u> SF residential <u>South:</u> SF residential <u>East:</u> SF residential <u>West:</u> SF residential	<u>County:</u> R-3	Single-family residential	Frontage on Sunnysbrook Road (local street)	Currently served by Glen Ellyn water and sewer facilities	↪
31	Vacant Church	<u>North:</u> SF residential <u>South:</u> SF residential <u>East:</u> SF residential <u>West:</u> SF residential	<u>County:</u> R-4	Public/ Institutional	Frontage on Buena Vista (local street)	Currently served by Glen Ellyn water and sewer facilities	↪
32	Vacant land, vacant church building	<u>North:</u> SF residential <u>South:</u> SF residential <u>East:</u> SF residential <u>West:</u> SF residential	<u>County:</u> R-3	Single-family residential	Limited frontage on Route 53 (major arterial)	Currently served by Citizens Utility Water and Glenbard Wastewater Authority sewer	↪
33	Vacant land	<u>North:</u> Meritor Academy <u>South:</u> Forest Preserve <u>East:</u> Greenbriar Park <u>West:</u> Commercial	<u>County:</u> B-1	Commercial	Limited frontage on Butterfield Road (major arterial)	Currently served by Citizens Utility Water and Glenbard Wastewater Authority sewer	↪
34	Vacant land	<u>North:</u> SF residential <u>South:</u> MF residential <u>East:</u> SF residential <u>West:</u> MF residential	<u>County:</u> R-3	Single-family residential	Frontage on Butterfield Road (major arterial)	Currently served by Citizens Utility Water and Glenbard Wastewater Authority sewer	↪
35	Predominantly vacant land	<u>North:</u> SF residential <u>South:</u> Churchill Park <u>East:</u> MF residential <u>West:</u> SF residential	<u>County:</u> R-4	Single-family residential	Limited frontage on St. Charles Road (minor arterial)	Currently served by Glen Ellyn water and sewer facilities	↪
36	Semi-rural residential; vacant land	<u>North:</u> SF residential <u>South:</u> Churchill School <u>East:</u> Park expansion <u>West:</u> SF residential	<u>County:</u> R-4	Single-family residential	Frontage on St. Charles and Bloomingdale Roads (both minor arterials)	Currently served by Glen Ellyn water and sewer facilities	↪
37	Commonwealth Edison	<u>North:</u> SF / vacant <u>South:</u> Forest Preserve <u>East:</u> SF / vacant <u>West:</u> DuPage River	<u>County:</u> I-1	Outside the 1986 planning area	Frontage on Swift Road (minor arterial)	Currently served by DuPage County water and sewer collection system	↪

Environmental Considerations	Future Development Potential	Preliminary Consultant Recommendation
No known environmental concerns	<u>Fair.</u> Small, older multi-family housing units are subject to redevelopment; small site size and proximity to existing business uses will limit the range of uses appropriate in this location.	Office. If redeveloped, this site should allow for small-scale expansion of the existing business area; new business uses should be screened from nearby residential areas.
No known environmental concerns; drainage swale passes through northern portion	<u>Limited.</u> Existing homes are generally sound and well maintained, although the large lots in this area may be subject to re-subdivision or redevelopment.	Single-family detached residential. Existing homes could remain or compatible new homes could be constructed. Stormwater management should be monitored and improved.
No known environmental concerns; drainage swale passes through northern portion	<u>Limited.</u> Existing homes are generally sound and well maintained, although the large lots in this area may be subject to re-subdivision or redevelopment.	Single-family detached residential. Existing homes could remain or compatible new homes constructed. Stormwater management should be monitored and improved.
No known environmental concerns	<u>Good.</u> The vacant structure is characterized by deferred maintenance; would be an attractive site for infill housing.	Single-family detached residential. Plans for a small new single-family project are currently under review.
Lightly wooded site; difficult topography	<u>Limited.</u> Limited frontage, difficult topography and long, narrow configuration represent constraints for new development; vacant structure in poor condition.	Single-family detached residential. If this site cannot be developed, it should be maintained as open space. Vacant structure should be removed.
Lightly wooded site	<u>Limited.</u> Small site size represents a constraint for new development.	Service commercial. This site may be large enough for a small office or service use, or it might be combined with the corner property to create a somewhat larger commercial site.
Lightly wooded site	<u>Good.</u> Generally good accessibility, with adequate size for small new residential development; new cluster homes recently constructed to the west of this site.	Low-density attached residential. This site would be suitable for cluster homes similar in size and scale to the homes to the west; single-family homes would require driveways on Butterfield.
Lightly wooded site	<u>Limited.</u> Interior property with limited little frontage on St. Charles Road.	Park and open space. This site is scheduled for development as an expansion to Churchill Park. Potential site for consolidated stormwater management facility.
Lightly wooded site	<u>Good.</u> Good accessibility and site size, although land assembly and some clearance would be required.	Single-family detached residential. Existing homes could remain or compatible new residential construction could take place; there is already developer interest in this property. Potential site for consolidated stormwater management facility.
Current use would require environmental investigation	<u>Limited.</u> Commonwealth Edison has recently invested in this property and a change in land-use is not likely in the near future.	Utility/Office. The Village should encourage Commonwealth Edison to continue to upgrade and expand its office and training facilities at this site; improved screening and landscaping would also be desirable along Swift Road as the surrounding area redevelops in the future.

Community Facilities Policies

In general, Glen Ellyn is well served by community facilities and no major new public building projects are anticipated during the next few years. The emphasis in the immediate future should be on improving and enhancing existing sites and buildings, and on undertaking upgrades, replacements and expansions as required.

The Village should continue to promote cooperation, interaction and collaboration among the various agencies and organizations that serve Glen Ellyn, including School Districts, Park Districts, the College, the Forest Preserve District, DuPage County, and others.

Improvement Guidelines:

All community facilities within Glen Ellyn should be well-maintained and repairs should be undertaken as required. If facilities become inadequate or obsolete, they should be updated or replaced. If existing public buildings are closed, reuse of these facilities for new activities that are of benefit to the community should be considered.

Community facilities should be compatible with surrounding uses and should enhance the character of the neighborhoods in which they are located. Sites should be attractively landscaped, and screening and buffering should be provided if necessary. Traffic generated by community facilities should not adversely impact surrounding areas. Adequate off-street parking should be available at all community facility sites.

The Village should be attuned to the changing needs and requirements of local residents and businesses, and new facilities and services should be provided if they become necessary or desirable in the future.

New public facilities should be viewed as opportunities to create new civic landmarks within Glen Ellyn. Where possible, new facilities should be located, designed and developed as focal points and "signature" projects within the Village.

Public & Private Schools:

Conditions within all of the school districts serving Glen Ellyn are similar. All districts have been experiencing slight, steady increases in enrollment during the past few years, and this is expected to continue in the immediate future. Some private schools have waiting lists.

Existing school facilities are in good condition, although some are becoming old and periodic improvements will be required. Several schools have a shortage of land for outdoor recreation and off-street parking, and some experience traffic congestion during pick-up/drop-off periods.

The Plan encourages continued cooperation and collaboration between the Village and the public and private schools in exploring opportunities for enhancing school sites and buildings and in addressing mutual concerns.

Parks and Open Spaces:

In order to maintain Glen Ellyn's tradition as a strong and desirable residential community, the Village should support improvement and enhancement of the parks and open space system.

There should be continued cooperation between the Village, the Park Districts, the School Districts and various regional agencies in the provision of recreational facilities. Sites and facilities should be shared, and programs and services should be coordinated to the extent possible.

Since Glen Ellyn is a built-up community, the existing park system should be used efficiently and effectively. Existing park sites should be developed more intensively. New facilities should be developed on existing sites. Older facilities should be upgraded or replaced. Program offerings should be expanded, particularly for teens. Sites should be attractively landscaped and landscaping should be maintained and revitalized as required.

Village Links, Panfish Park and Village Green should continue to be improved and enhanced as recreational focal points within the Village.

Construction is underway on a park at the Maryknoll property. The Village and Park Districts should explore the possibility for acquiring additional new open space sites in the southern portion of the planning jurisdiction. Several vacant lots indicated in the Plan as single-family residential could be retained as public open spaces, depending upon ownership, development interest, and neighborhood needs and desires.

The recreational potential of the East Branch of the DuPage River should be more fully captured. While this corridor should remain essentially undeveloped, it does provide an attractive greenway that extends through the Village's planning jurisdiction from Churchill Woods to the Morton Arboretum. It should be improved for environmental education, passive recreation, and as a multi-use trail.

The Village should continue to acquire or otherwise preserve floodplain areas. While development of these areas should not be permitted, they may represent opportunities for new public open spaces.

Other land areas characterized by poor soils, drainage problems or other conditions that render them unsuitable for building construction should also be considered for open space use.

Other Community Facilities:

Other public sites and buildings, including fire and police facilities, the Civic Center, the Library, and the two Post Offices, are in good condition and should be adequate to serve the community in the immediate future.

The Village should consider the need to upgrade or expand Reno Center, located on Lambert Road south of Roosevelt Road, to better accommodate public works buildings, storage areas, off-street parking and other operations.

Interior remodeling is now underway at the YMCA, located on Lambert Road just north of Roosevelt Road, and exterior expansion is also being considered for this facility.

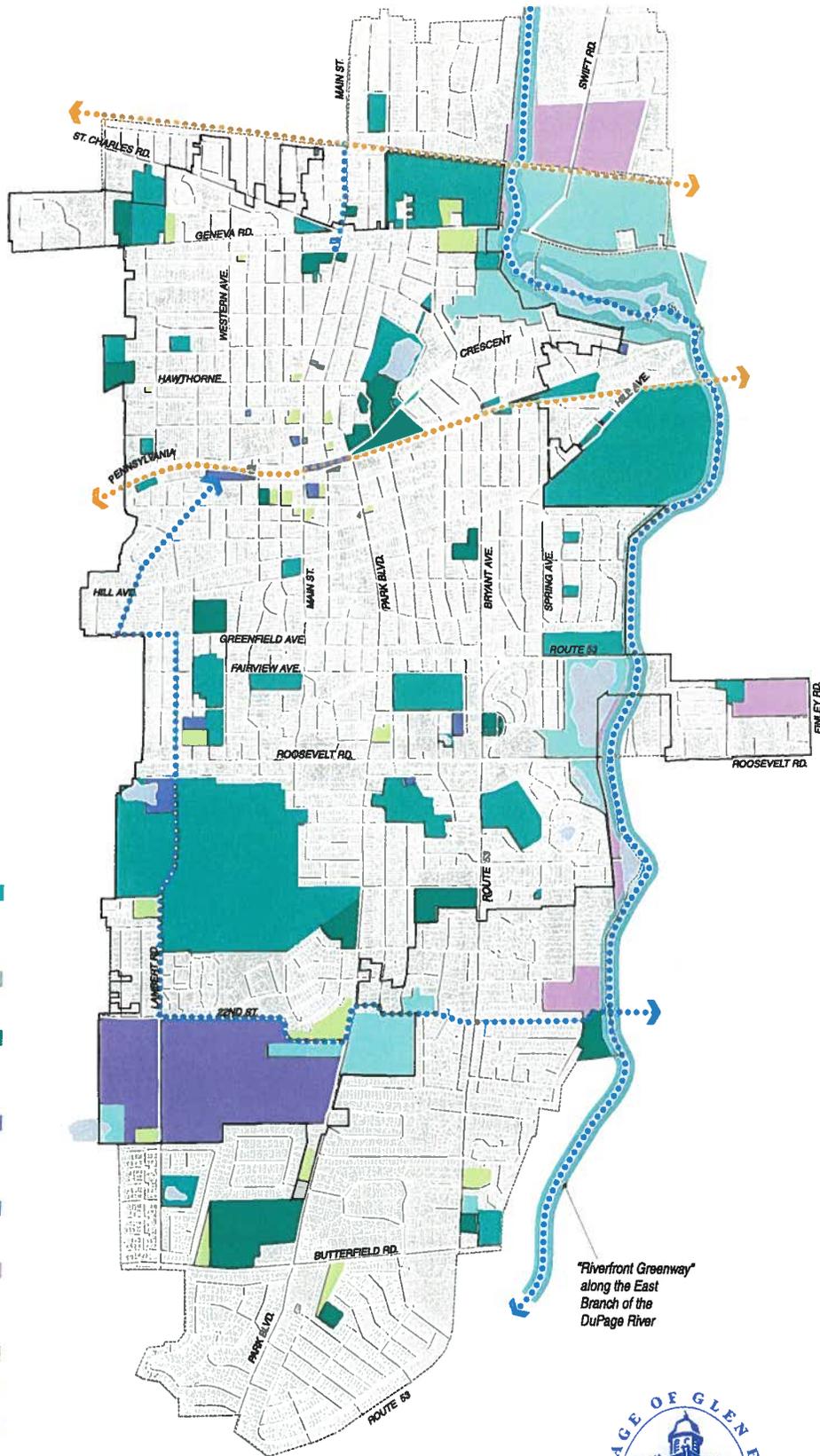
The College of DuPage should continue to be recognized as a major asset within Glen Ellyn, and the Village should continue to work with the College to address issues of mutual concern.

Community Facilities Policies

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 Community-Wide Plan presents guidelines for maintaining and enhancing parks, schools, public buildings 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.

Map Legend:

- Improve and enhance the local park and open space system. ■
- Protect forest preserves and nature conservancies as important open space assets. ■
- Cooperate with and support public and private schools. ■
- Continue to enhance the College of DuPage as a major 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. ⋯



"Riverfront Greenway" along the East Branch of the DuPage River



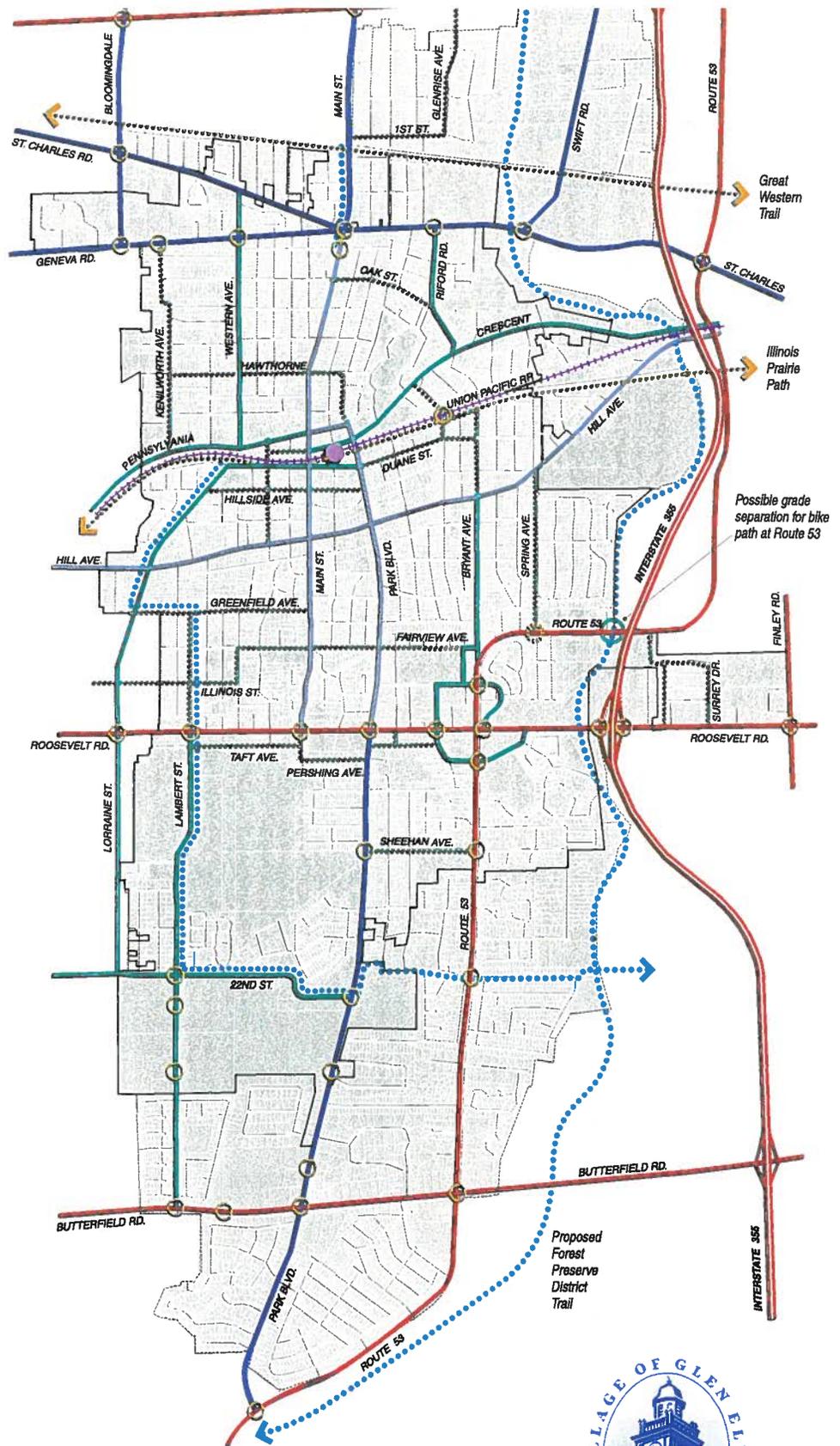
Figure 8

Transportation Policies

Glen Ellyn is a built-up community with a well-developed transportation system. The Community-Wide 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 Plan presents guidelines for the maintenance and upgrade of existing streets, parking, and commuter facilities and the enhancement of neighborhood traffic management and pedestrian and bicycle access throughout the community.

Map Legend:

- 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 



Transportation Policies

In general, Glen Ellyn is well served by a system of streets, parking, sidewalks, and commuter facilities. As a mature community, the transportation infrastructure is well developed and the primary street system is in place.

The guidelines presented below and highlighted in Figure 8 address the entire Village. More detailed recommendations for Downtown, Roosevelt Road and Five Corners are presented in Section 3 of this Plan report.

Streets and Highways:

The street system in Glen Ellyn contains various types of facilities including highways, arterial, collector, and local streets. This functional classification separates streets into various categories based on their traffic-carrying role and connectivity within the overall transportation system. No major changes to the primary street system are expected in the future.

The I-355 Tollway is a limited-access highway that provides good regional access and serves a significant amount of traffic in the region.

Arterial streets consist of regional, local, and Village arterials. They are intended to serve vehicle trips beyond the Village boundaries (regional arterials) and longer trips within the Village (local and Village arterials). The "Village arterial" is a new classification which is intended to recognize and enhance the unique role, character and configuration of the arterial routes passing through or near Downtown Glen Ellyn.

Collector streets are intended to provide access to activity centers in Glen Ellyn. Community collector streets provide connections between activity centers, while neighborhood collectors provide access within a neighborhood to local centers.

Arterials and collectors are highlighted in the map at left. The remaining streets in Glen Ellyn are local streets intended to serve the traffic access and intra-neighborhood circulation needs.

The Village should work with IDOT to promote an appropriate cross-section for the Route 53 corridor. The

cross-section with accommodations for separate bicycle access. The improved corridor should also be more "pedestrian friendly." Land uses and access drives should be developed with adequate setbacks to allow for landscape buffers and separate bicycle facilities.

The Village should enhance pedestrian facilities in the Taylor Street viaduct to provide a safer condition for pedestrians without promoting additional vehicular traffic.

The Village should encourage the use of appropriate traffic calming techniques to reduce vehicle speeds in residential areas and to discourage non-local traffic through neighborhoods. Traffic control plans should be developed for local schools to better manage traffic around facilities that experience significant traffic backups.

Parking:

The Village should promote the provision of adequate parking for all activity centers. Opportunities for shared parking facilities should be promoted to minimize the overall number of spaces that need to be provided and maximize the use of facilities that are developed.

Zoning requirements for Downtown parking should be reviewed to determine if the current parking ratios are appropriate.

The Village should study the desirability of a Downtown parking structure. A carefully designed and appropriately scaled structure could provide necessary parking for commercial uses and have ground floor retail or service space to provide an attractive streetscape.

The Village should work with District 87 to develop a plan for addressing the increasing parking needs at Glenbard West High School.

Transit and Commuter Facilities:

The downtown commuter station is a key asset to the Village. Enhancement or replacement of the station facility should be encouraged. Compatible new transit-oriented and community-related services should also be considered.

The Village should work with PACE and other agencies to promote improved bus and shuttle service in the

area. Transit-oriented housing and assisted living housing may generate new demand for shuttle service, and continued residential development within the Downtown may also result in an increased need for transit service.

Pedestrian and Bicycle Facilities:

To maintain a safe and convenient environment for pedestrians, the Village should promote the provision of sidewalks or side paths along all streets where practical, especially along school access routes and collector streets.

Glen Ellyn has access to two premier bicycle and pedestrian trails: the Illinois Prairie Path and the Great Western Trail. While these trails provide good east-west regional access, the community should provide a more defined system of intra-community routes and trails to provide good north-south access through the community.

The proposed Forest Preserve District trail along the I-355 corridor from Churchill Woods Forest Preserve through the Morton Arboretum and the proposed trail between College of DuPage, the Prairie Path and Downtown Glen Ellyn will provide improved regional north-south access. The Village should promote new grade-separated pedestrian/bicycle crossings at major streets and other appropriate locations along trail systems. DuPage County has recently developed a Bicycle Plan, and the Village should continue working with the County to identify all key corridors where bicycle access should be enhanced. These corridors should provide safe access to schools and community facilities.

Because Glen Ellyn is a mature community, the majority of the bicycle system will consist of on-street routes. Attention should be given to ensuring safe crossings at busy streets and to controlling traffic speeds on streets where bicycle traffic is promoted.

The maintenance and upkeep of bicycle and pedestrian trails is also very important. Stores and businesses which back onto a public trail should be encouraged to provide rear entrances.

Utility System Policies

The Village provides water and sewer services to most of its incorporated area and some adjacent unincorporated sections. Maintenance and upgrade of the existing systems and some limited service expansions are the key issues in the community. Increasing capacity for both water system storage and stormwater runoff must be addressed.

Of particular importance is adequate funding to provide timely regular maintenance and upgrade of facilities and to address deferred projects.

Stormwater management has always been of great concern within the Village. The location of many parts of the Village in areas susceptible to flooding has placed significant emphasis on better ways to control stormwater. Expansion of storage facilities and addressing additional runoff from development areas must be addressed.

The Village is not planning any significant extensions or expansion of the water and sanitary sewer systems except in response to development activity and to complete some system lines. Expansion of the storm sewer system is expected to continue to address both existing problems and new development needs.

Water System:

Water services are provided through a combined system of DuPage Water Commission and municipal well supply. The Village should continue to provide this high-quality system through regular maintenance and upgrade of the system.

Some areas of the Village are serviced by other agencies or by private systems. The Village should identify areas within Glen Ellyn's planning jurisdiction that may be connected to Village services and identify the infrastructure requirements necessary to service those areas.

The Village should continue to provide and maintain a high-quality system of water storage facilities. To meet the Village's contract requirements with the City of Chicago for water system

storage, an additional facility should be considered in the future as warranted by actual usage. A possible site for a new water facility has been identified near the DWC water line.

The Village should also continue to conduct regular maintenance on existing storage facilities and conduct any necessary repairs or replacements, especially the Newton elevated storage tank. Back-up pumping facilities should also be maintained in the event that they are required to back-up or supplement the DWC system.

The Village should program the replacement of any older and/or deteriorated sections of the water supply system. The current master plan provides a timetable for replacement. The Village should continue to coordinate replacement and maintenance work with the street replacement plan.

Sanitary Sewer System:

The Village should continue to maintain and upgrade the existing system of sanitary sewers. The Village should continue to provide adequate funding to allow for maintenance and, if necessary, replacement through a 20-year capital program. The Village should continue to review the capacity of the current system and identify any changes necessary to accommodate new development and sites currently on private systems that may be added to the system.

The Village should continue to conduct regular maintenance and repairs to minimize the amount of groundwater infiltration that occurs. This will reduce the amount of "clear water" being treated and the Village's total cost of wastewater treatment.

As the lead agency in the GWA, the Village should consider annexation of the Treatment Plant, which is currently located outside the Village limits.

Storm Drainage System:

The Village should continue to identify and develop areas for additional stormwater storage. Areas targeted for development warrant priority consideration. The Village should continue to work with developers to provide additional on-site storage as part of new developments. The Village should more

age impacts of teardowns and other residential expansion. The Village should encourage property owners to develop on-site mitigation to minimize the cumulative effects of additional runoff.

The 2000 Stormwater Master Plan identified priority drainage basins with deferred maintenance. The Village should continue to provide adequate funding to address deferred maintenance and regularly scheduled needs. The Village has recently adopted and funded a 20-year capital program for maintenance and replacement.

The Village should continue to identify and, when practical, develop additional stormwater storage sites. The Village should identify locations where facilities can be combined with recreational opportunities such as open space or recreational fields.

Other Utilities:

The Village should continue to work with electric, telephone and cable providers to move utilities underground. A plan to relocate all overhead utilities should be developed and coordinated with the street reconstruction plan.

All new utility services should be placed underground. Underground utilities are required as part of the current subdivision ordinance.

The Village should consider the benefits of working with high-speed Internet service providers and broadband communications companies in assuring that Glen Ellyn is at the forefront of providing these capabilities to businesses and residents. The ability to provide access to the latest technology can be an important factor in attracting and maintaining some businesses. The placement of infrastructure that supports these services may best be accomplished as part of the Village's own infrastructure maintenance program. In addition to the providers assuming the majority of the expense, State assistance may also be available.

Utility System Policies

Glen Ellyn provides municipal services to most of its incorporated area. Water and sewer services are provided through a system of local and regional facilities including the Glenbard Wastewater Authority. Storm water has been and will continue to be an important issue for Glen Ellyn. The Community-Wide Plan strives to maintain and protect the services currently provided and addresses the need for possible expansions and upgrades to address continuing concerns.

Map Legend:

- Water Transmission Line 
- Water Pressure Adjusting Station 
- Glen Ellyn Water Storage Tanks 
- Aquifer Wells 
- Glenbard Wastewater Treatment Center 
- Glenbard Wastewater Transmission Line 
- Lift Station 
- Area Not Fully Served By Glen Ellyn Utilities 
- Glenbard Combined System Overflow Treatment Facility 
- Potential Future Village Service Area 

