



NOTICE OF PUBLIC HEARING

James Willsey, tenant of 475 Pennsylvania Avenue, is requesting approval of a variation from the Glen Ellyn Sign Code in order to accommodate three proposed signs at 475 Pennsylvania Avenue for Barone's Pizza. The subject property is located on the south side of Pennsylvania Avenue between Glenwood Avenue and Prospect Avenue in the C5B Central Service sub-district and is legally described as follows:

LOT 1 IN MORRELL'S CONSOLIDATION PLAT OF PART OF BLOCK 5 IN COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID MORRELL'S CONSOLIDATION PLAT RECORDED NOVEMBER 4, 1967 AS DOCUMENT NUMBER R67-46776, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-314-003

Before the Glen Ellyn Village Board can consider the request for a variation to the Sign Code, the Architectural Review Commission must conduct a public hearing. The Architectural Review Commission will conduct a public hearing on **Wednesday, December 7, 2016, at 7:00 p.m.** in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois to consider the requested sign variation to construct the proposed signs as depicted on the plans on file with the Planning & Development Department.

The Architectural Review Commission will consider the following variations to the Sign Code:

1. A variation from Section 4-5-11(A) of the Glen Ellyn Sign Code to allow three signs in lieu of the maximum one sign permitted.
2. Any other relief necessary from the Glen Ellyn Sign Code to construct the signage as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the requests is available for public review in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be direct to John Sterrett, Village Planner, 630-547-5249

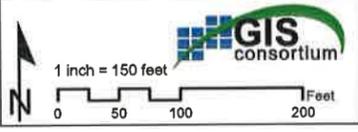
Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.

John Sterrett
Village Planner

(Published in the Daily Herald on **Tuesday, November 22, 2016**)

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EA SV Application\Public Hearing Notice-475 Pennsylvania.doc

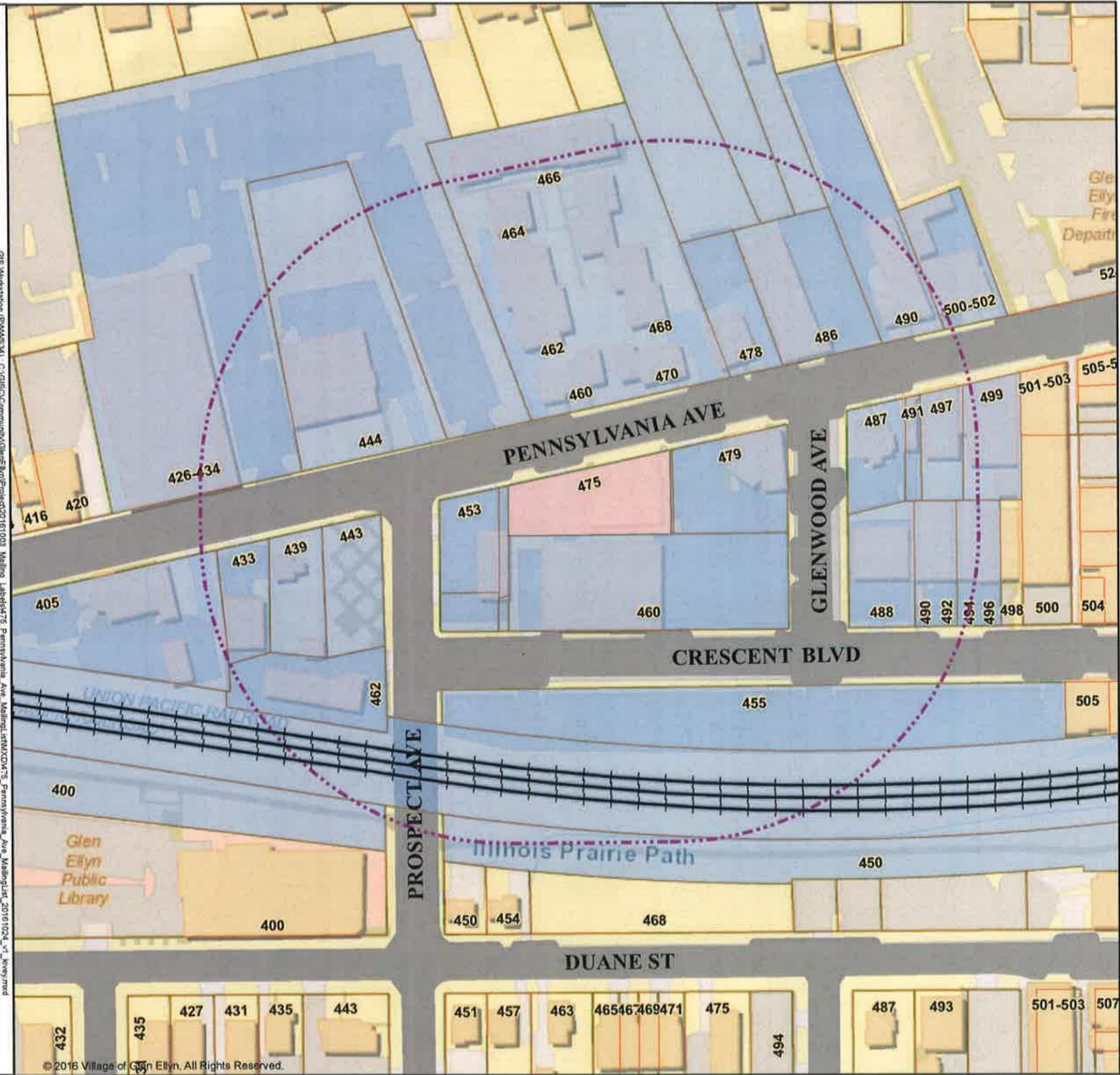
Properties within
350 feet of
475 Pennsylvania Ave.



Date: 10/24/2016

Legend

- 475 Pennsylvania Ave.
- Parcels within 350 foot buffer
- 350 foot boundary



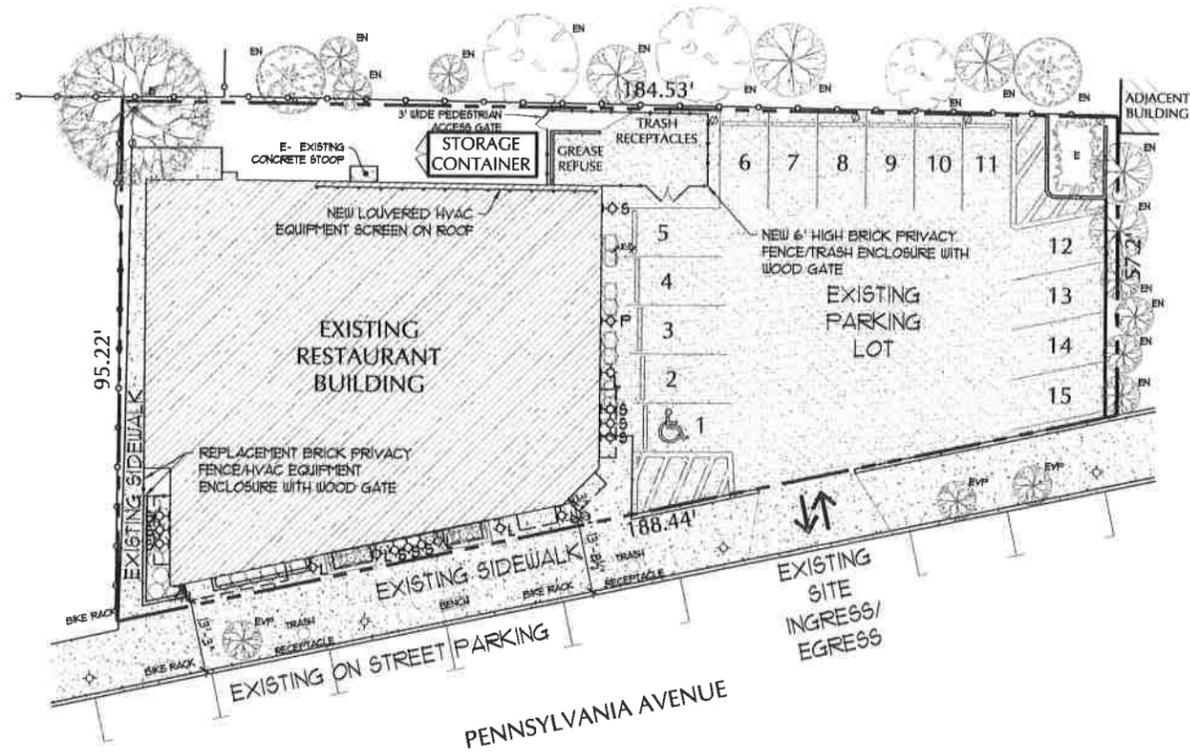
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Created by: Ken Way, MGR Inc.

475 Pennsylvania Avenue



Photo Courtesy of Milton Township Assessor's Office

October 19, 2016



PROPOSED ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"
RELY ON PRINTED DIMENSIONS ONLY - DO NOT SCALE

SYMBOL LEGEND

- ⊙ EXISTING UTILITY POLE LOCATION
- EXISTING FENCELINE
- ⊙ EXISTING STREET LIGHT POST
- ⊙ EXISTING NEIGHBORS LANDSCAPE PLANT/TREE MATERIALS
- ⊙ EXISTING VILLAGE PARKWAY PLANT/TREE MATERIALS
- ⊙ EXISTING TREE
- ⊙ LANTERN LIGHT FIXTURE
- ⊙ GOOSENECK LIGHT FIXTURE
- ⊙ PARKING LOT LIGHT FIXTURE
- SEE SHEET 20 FOR LIGHTING INFORMATION

SITE INFORMATION:

P.I.N.: 05-11-314-003
 Area of Site:
 0.32 Acre or 13939.2 Sq. Ft.
 Glen Ellyn Zoning: C5B
 Central Business District (B)
 Central Service Sub-District

SETBACKS:

Minimum Yard and Lot Requirements - Zone C5B

Commercial Use	CSB Zoning Requirements	Existing - No Change
a. Front Yard:	None Required	4.45'
b. Corner Side Yard:	None Required	Not Applicable
c. Rear Yard:	Minimum 20 ft. If adjacent to residential use. None required if not adjacent to residential use.	14.28'
d. Side Yard:	Minimum 20 ft. If adjacent to residential use. None required if not adjacent to residential use.	4.61' - to East property line 96.07' - to West property line

PARKING:

Parking and Loading Requirements - Zone C5B
 Restaurant (sit-down): One space for each (3) seats provided in eating or drinking areas.

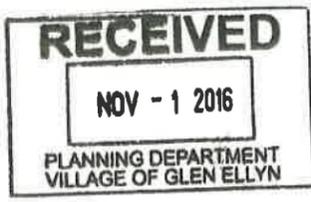
EXISTING ON SITE PARKING:

15 spaces - No change to Parking

LaPage Architects, Ltd.
 951 W. Liberty Drive
 Wheaton, Illinois 60187



October 19, 2016



SIGNAGE

Allowable Awning sign per Glen Ellyn Zoning; Section 4-5-11:
 .5 square feet per lineal foot of ESTABLISHMENT FRONTAGE per SIGN not to exceed 25% of the area of any one AWNING (b) or Total combined Sign Area not to exceed 60 square feet for an interior lot.

Allowable Wall Sign per Glen Ellyn Zoning section 4-5-11:
 Total combined SIGN AREA shall not exceed .5 square feet per lineal foot of ESTABLISHMENT FRONTAGE per SIGN or not to exceed 60 square feet

ESTABLISHMENT FRONTAGE = APPROX. 80'-10";
 .5 SQ. FT. PER LINEAL FOOT = 40.42 SQ. FT. OF SIGNAGE ALLOWABLE

NORTH ELEVATION

- One Wall Sign
 Actual area of Wall signage: 7 sq. ft.

EAST ELEVATION

- One Medium Awning Sign
 Actual area of Awning signage = 9.12 sq. ft.

WEST ELEVATION

- One Medium Awning Sign
 Actual area of Awning signage = 9.12 sq. ft.

PROPOSED SIGNAGE AREA =
25.24 sq.ft. < 40.42 sq. ft. allowable
 per Establishment Frontage allowances

WALL SIGNAGE

Actual signage area = 7 sq. ft.



NORTH ELEVATION



PROPOSED SIGNAGE

LaPage Architects, Ltd.
 951 W. Liberty Drive
 Wheaton, Illinois 60107

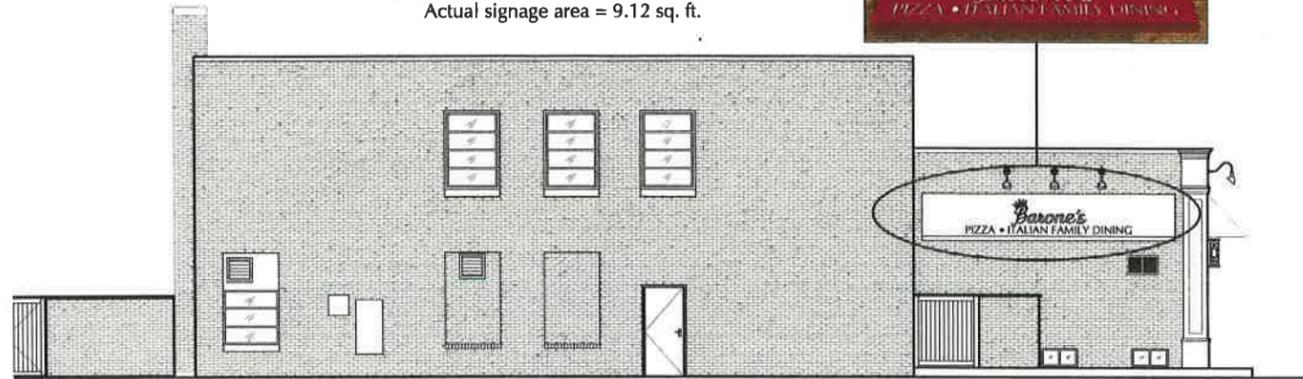


October 19, 2016

EAST ELEVATION ■

MEDIUM AWNING SIGNAGE

Approximate square footage of awning - 40 sq. ft.
Allowable signage - 25% of 40 sq. ft. = 10 Sq. Ft.
Actual signage area = 9.12 sq. ft.



SIGNAGE

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PROPOSED SIGNAGE

WEST ELEVATION ■

LaPage Architects, Ltd.
951 W. Liberty Drive
Wheaton, Illinois 60187



REVISED SIGNAGE PROPOSAL

REVISED October 19, 2016 - BASED ON REVIEW #2 - DATED October 13, 2016

MEDIUM AWNING 12'-7"

39.8 sq. ft.
AWNING
TOTAL

12.19 sq. ft.
SIGNAGE
TOTAL



MEDIUM AWNING SIGNAGE

Approximate square footage of awning - 40 sq. ft.
Allowable signage - 25% of 40 sq. ft. = 10 sq. ft.
Actual signage area = 9.12 sq. ft.

WALL SIGN

7.0 sq. ft.
WALL SIGN
TOTAL



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