



## NOTICE OF PUBLIC HEARING

Clark Street Real Estate is requesting approval of a Zoning Map Amendment to rezone a 10.29 acre site from C4 Office District to C3 Service Commercial, approval of a Special Use Permit to operate a drive-in commercial facility for a drive-thru Panera Bread restaurant, approval of a Preliminary Planned Unit Development with deviations from the Glen Ellyn Zoning Code for the 10.29 acre site, approval of a Final Planned Unit Development for Lot 2 of the development to construct a 4,312 square foot Panera Bread restaurant, approval of a Preliminary and Final Plat of Subdivision, approval of variations from the Glen Ellyn Sign Code, approval of variations from the Glen Ellyn Subdivision Regulations Code, and approval of variations from the standards of the Planned Unit Development Chapter of the Zoning Code, all to accommodate the commercial redevelopment of the property located at 739-799 Roosevelt Road. The subject property is bounded by Roosevelt Road to the north, Illinois Route 53 to the east, Pershing Avenue to the south, and Nicoll Way to the west, and is legally described as follows:

LOTS 1 THROUGH 7, INCLUSIVE, AND LOTS 18 THROUGH 46, INCLUSIVE, IN BLOCK 1 (EXCEPT THAT PART OF LOT 27 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 27; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 27 FOR A DISTANCE OF 20.00 FEET TO A POINT OF CUSP WITH A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE (THROUGH AN ANGLE OF 90 DEGREES 00 MINUTES) FOR AN ARC DISTANCE OF 31.42 FEET TO THE WESTERLY LINE OF SAID LOT 27 TO A TANGENT LINE; THENCE NORTHERLY ALONG SAID WESTERLY LINE FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING), TOGETHER WITH THE VACATED 20 FOOT ALLEY LYING SOUTH OF AND ADJOINING LOTS 1-22 (EXCEPT FOR THE NORTH 10 FEET OF SAID ALLEY LYING SOUTH OF AND ADJOINING LOTS 8 THROUGH 17 IN SAID BLOCK 1), AND THE ALLEY LYING EAST OF LOT 23 AND THE ALLEY LYING EAST OF LOT 40, AS VACATED BY DOCUMENTS R63-036701 AND R64-047400, TOGETHER WITH ALL OF BLOCK 5 IN ROOSEVELT HILLS, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1928 AS DOCUMENT NO. 268777, TOGETHER WITH THE VACATED TAFT AVENUE RIGHT OF WAY LYING SOUTH OF THE SOUTH LINE OF SAID BLOCK 1 AND NORTH OF THE NORTH LINE OF SAID BLOCK 5, AS VACATED BY DOCUMENTS R72-043240, R67-037982, AND R67-037930, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-23-202-008; 05-23-202-018; 05-23-202-028; 05-23-202-029; 05-23-202-033; 05-23-205-0022; 05-23-205-023; 05-23-205-024

Before the Glen Ellyn Village Board can consider these requests the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on **Thursday, December 8, 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 requests listed above in order to develop the property as depicted on the plans on file with the Planning & Development Department.

The Plan Commission will consider the following Variations to the Planned Unit Development Standards of the Zoning Code:

1. A Variation from Section 10-7-5 to allow the existing utility lines of the site, with the exception of those located along Nicoll Way, to remain above ground.
2. A Variation from Section 10-7-4(A) to allow 25,520 square feet of common open area on the overall property in lieu of the minimum of 67,240 square feet, or 1.54 acres, of common open area required.
3. Any other relief necessary from the standards of the Planned Unit Development chapter of the Zoning Code to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The Plan Commission will consider the Preliminary and Final Plat of Subdivision with following Variations to the Subdivision Regulations Code:

1. A Variation from Section 11-4-7 to allow the absence of a sidewalk in the adjacent Route 53 right-of-way
2. A Variation from Section 11-4-9(C) that requires one parkway tree every 40 feet in all four adjacent right-of-ways to remove 3 trees from the Pershing Avenue right-of-way and remove 1 tree from the Nicoll Way right-of-way and to allow the absence of parkway trees in the Roosevelt Road right-of-way.
3. A Variation from Section 11-4-8(A) to allow the existing overhead utility lines, with the exception of those along Nicoll Way, to remain above ground in lieu of burying all overhead utility lines.
4. A Variation from Section 11-4-2(E) to allow Lot 4 to continue to not front a public street.
5. Any other relief necessary from the Glen Ellyn Subdivision Regulations Code to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

Before the Glen Ellyn Village Board can consider the request for variations 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 14, 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 requested Sign Variations 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 4-5-10(B) of the Glen Ellyn Sign Code to allow four establishment signs for Lot 2, Panera Bread restaurant, in lieu of the maximum one sign permitted.
2. A Variation from Section 4-5-10(B) to allow a designated freestanding sign for Lot 2,

- Panera Bread restaurant, where one would not otherwise be permitted.
3. Any other relief from the Village of Glen Ellyn Sign Code necessary 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.

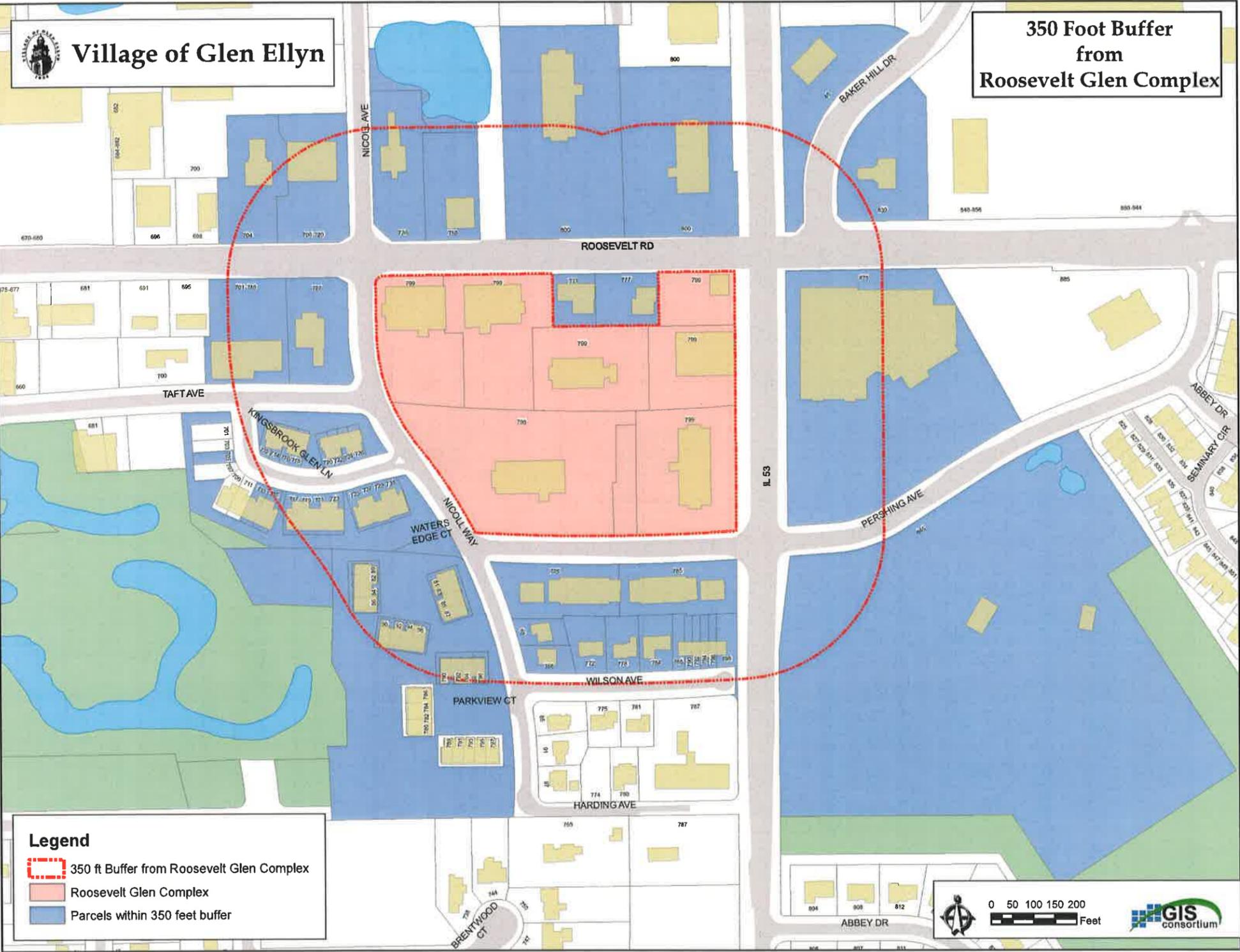
All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the requests is available for public review in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests should be directed 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 **Wednesday, November 23, 2016**)

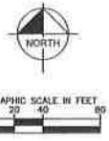
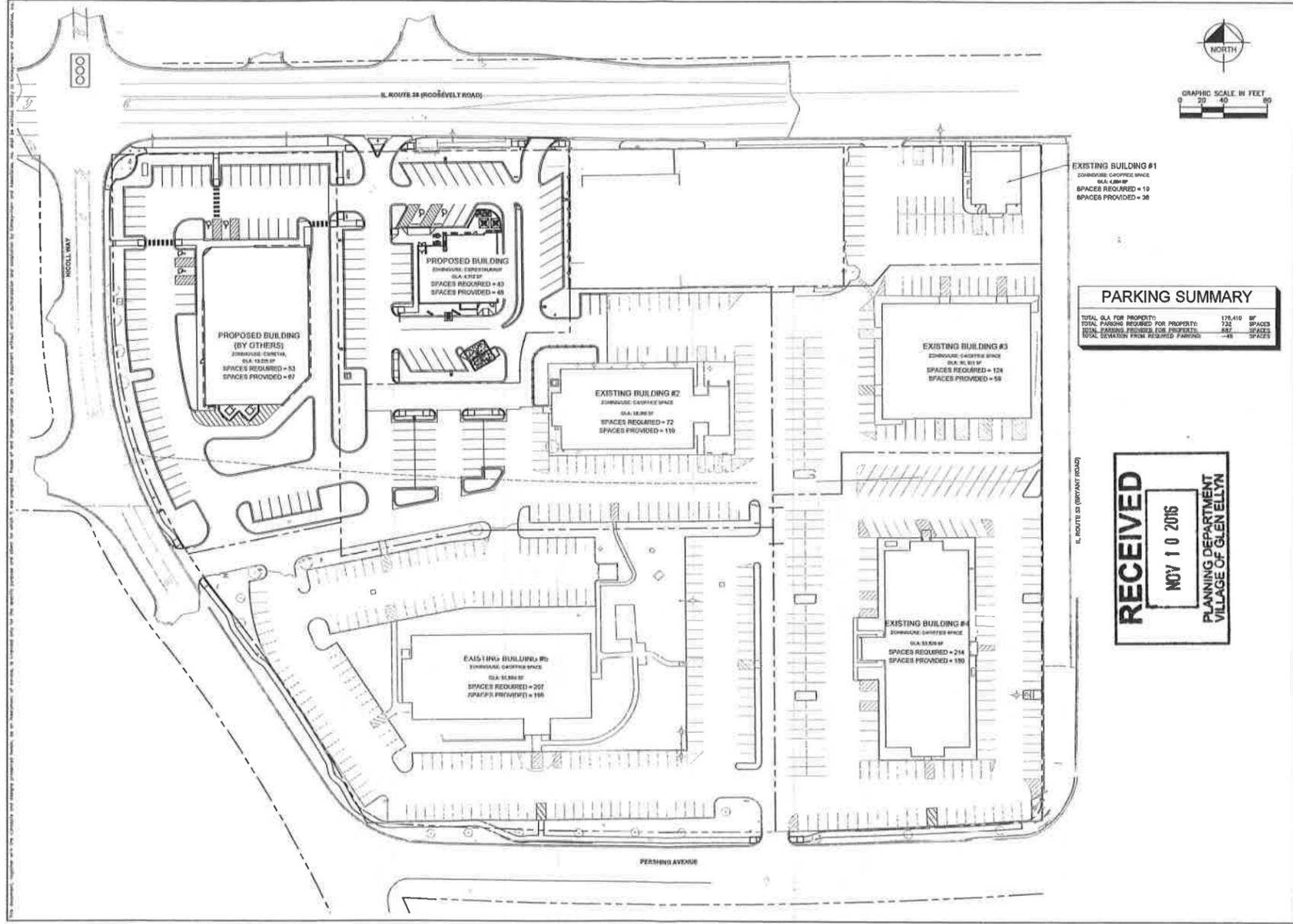
X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 799\Roosevelt 799, Clark Street\Phase I, Panera\Public Hearing Notice.doc



**Legend**

-  350 ft Buffer from Roosevelt Glen Complex
-  Roosevelt Glen Complex
-  Parcels within 350 feet buffer

 0 50 100 150 200 Feet 



**RECEIVED**  
NOV 10 2016  
PLANNING DEPARTMENT  
VILLAGE OF GLEN ELLYN

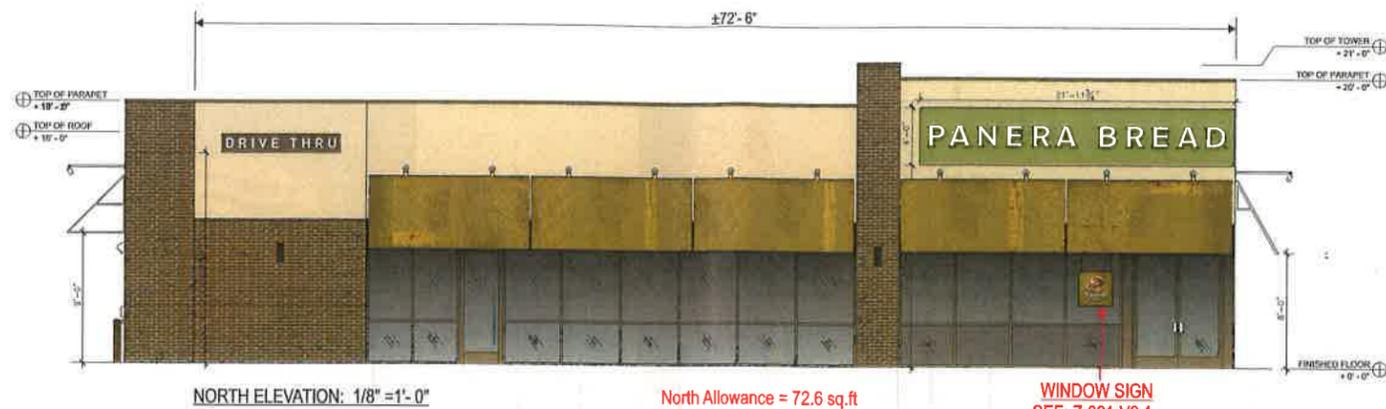
<p><b>CLARK STREET DEVELOPMENT, LLC</b> GLEN ELLYN, IL</p> <p>SHEET NUMBER 1 OF 1</p>	<p><b>ROOSEVELT GLEN OVERALL PARKING EXHIBIT</b></p>	<p><b>Kimley-Horn</b> © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 1001 WAREHOUSING ROAD, SUITE 200, GLEN ELLYN, IL 60135 WWW.KIMLEY-HORN.COM</p>	<table border="1"> <tr> <th>REV</th> <th>REVISIONS</th> <th>DATE</th> </tr> <tr> <td>3</td> <td>REVISED PER VILLAGE COMMENTS</td> <td>10/09/16 TJS</td> </tr> <tr> <td>2</td> <td>REVISED PER VILLAGE COMMENTS</td> <td>10/07/16 TJS</td> </tr> <tr> <td>1</td> <td>REVISED PER VILLAGE COMMENTS</td> <td>07/16/16 TJS</td> </tr> </table>	REV	REVISIONS	DATE	3	REVISED PER VILLAGE COMMENTS	10/09/16 TJS	2	REVISED PER VILLAGE COMMENTS	10/07/16 TJS	1	REVISED PER VILLAGE COMMENTS	07/16/16 TJS
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**Roosevelt Glen  
739-799 Roosevelt Road**



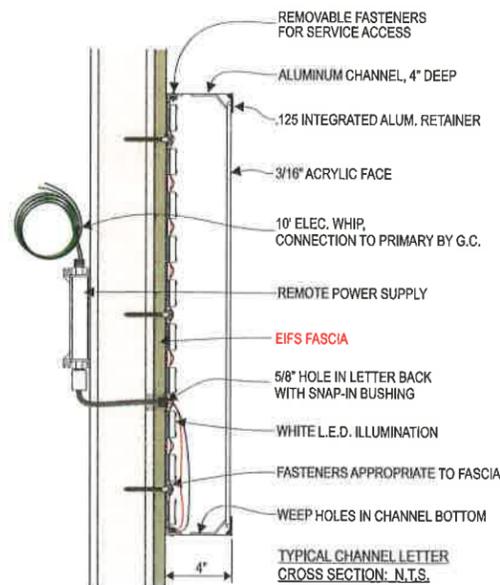
Photos courtesy of Milton Township Assessor's Office

**RECEIVED**  
NOV 10 2016  
PLANNING DEPARTMENT  
VILLAGE OF GLEN ELLYN



North Allowance = 72.6 sq.ft  
North Proposed = 39.65 sq.ft.  
**CODE COMPLIANT**

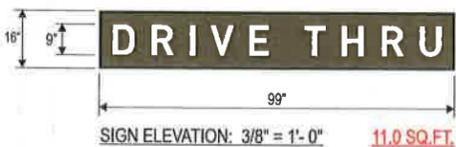
**WINDOW SIGN**  
SEE: Z-061-V2.1a  
**CODE COMPLIANT**



SIGN ELEVATION: 3/8" = 1'-0"  
**31.22 SQ.FT.**

INTERNALLY ILLUMINATED CHANNEL LETTERS AND "Drive Thru" SIGN:

- "PANERA BREAD" LETTERS:
- (#7328 WHITE) 3/16" ACRYLIC FACES
  - Drive Thru SIGN
  - (#7328 WHITE) 3/16" ACRYLIC FACES with (BLACK 230-22) VINYL LETTER COPY
- ALL:
- (BLACK) .125 ALUM. INTEGRATED RETAINERS WELDED TO ALUM. CHANNELS
  - (BLACK) 4" DEEP ALUM. RETURNS
  - .040 ALUM. LETTER BACKS
  - (WHITE) L.E.D. ILLUMINATION
  - LOW VOLTAGE OUTPUT POWER SUPPLIES
  - U.L. AND MFG. LABELS OUT OF VIEW
  - WEEP HOLES REQUIRED ON EXTERIOR SIGNS



**SIGN CODE ALLOWANCE:**  
1 sq.ft. per linear ft. of frontage.  
Not to exceed 100 sq.ft. per sign.  
"Drive Thru" counts toward aggregate.  
10% area bonus for letters w/o backer or raceway.  
Window sign not counted toward aggregate,  
50% of window area allowed.

APPWORK EXCLUSIVE PROPERTY OF

SINCE 1917

**MANDEVILLE SIGN**  
*Creating your world*

676 GEORGE WASHINGTON HIGHWAY  
LINCOLN, RI 02865-4255

401-334-9100 FAX 401-334-7799

PHONE

WEB www.mandevillesign.com

**APPROVALS**  
*Signatures Required Before Release to Production*

Engineering	BY	DATE
Sales	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quality Control	BY	DATE

FORM PRODUCT NUMBER(S)

**REVISIONS**

NO.	BY	DESCRIPTION	DATE
1	JM	updated wall detail	06/15/15
2	JM	updated sign layouts	11/14/15
3	WD	update notes	11/30/15
4	JM	revised building, settings and signage	07/11/16
5			
6			
7			
8			
9			
10			
11			
12			

DO NOT SCALE DRAWING

CLIENT

**Panera BREAD**

DRAWING NUMBER #684

Roosevelt Ave. & Nicolli Way  
GLEN ELLYN, IL

LOCATION

#27094-2

PHONE ORDER NUMBER(S)

PROJECT MANAGER Jim F.

WD	05/06/15
DATE	DATE

DRAWING NAME

Z-061-V2.1

