

Village of Glen Ellyn

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GLEN ELLYN VILLAGE BOARD APPROVES REASSIGNMENT OF ARCHITECTURAL REVIEW COMMISSION DUTIES

Glen Ellyn, IL – At the July 24, 2017 Village of Glen Ellyn Board meeting, the Village Board approved an ordinance transferring the responsibilities of the Architectural Review Commission (ARC) to the Plan Commission and the Village's Planning and Development staff, therefore dissolving the ARC. These changes are part of the Planning and Development Department's on-going efforts to streamline and improve processes to better serve both residents and those doing business in Glen Ellyn.

The Commission has an over 40 year history with the Village, as it was created back in 1975, then named the Art and Preservation Commission. In 1981, the name changed to the Architectural Review Commission.

"The work that the ARC has accomplished over the years is significant," said Staci Hulseberg, Planning & Development Director for the Village of Glen Ellyn. "The efforts of the many volunteers that have served on the Commission through the years have positioned us well to continue to better serve the community."

How these changes will improve future processes

With the transfer of the responsibilities of the ARC, the Village seeks to reduce the length of time needed for a project to reach the Village Board for action in order to make the process as efficient and transparent as possible. Improvements will include:

- All Sign Variation requests will now be reviewed by the Plan Commission. Additionally, all applications for exterior appearance will now be reviewed by the Village staff and Village Board.
- This restructuring will also lessen the amount of unnecessary costs for developers and business owners by eliminating multiple public hearings for projects, by consolidating all approvals needing a public hearing into one meeting.
- The revised process will eliminate the potential for conflicting recommendations being given for a project by two separate commissions. With projects being reviewed by only the Plan Commission, the public input process will become more straight-forward. The exterior appearance review process will be retained to preserve the character of the community by continuing to implement the Village's Appearance Review Guidelines. The public will still have the opportunity for input on the proposed exterior appearance at Plan Commission meetings, and exterior appearance of buildings will ultimately be reviewed and approved by the Village Board.

In continuance of the Village's process improvement goals, the Village Board also took action to approve various changes to streamline and reduce timeframes for the Village's commission and permit process. Village staff will now have the ability to shorten or eliminate the number of Plan Commission meetings required for some Planned Unit Development and Subdivision

projects. Staff was also authorized to approve minor variation requests to setbacks and lot coverage ratios for existing homes, provided there is no opposition from immediate neighbors.

Planning & Development Department's continuing efforts to improve processes

The Village's Planning and Development Department, which is responsible for coordinating, reviewing and monitoring private and public developments, and administering codes associated with development and building safety, has made process enhancements to reduce time frames for development review. The changes approved at the recent Board meeting support the Department's ongoing efforts to continually improve processes. The Department has incorporated over 100 process enhancements over the last decade.

Through the years, various Village Boards have continually requested that the Planning and Development Department make improvements to the permit and commission review processes to enhance economic development, increase customer service and to be more business friendly. In response, the Department has regularly sought opportunities to obtain input and feedback regarding existing methods and use this input to improve the approval processes in order to streamline building permit and zoning entitlement reviews. The Department has implemented a long list of enhancements over the last decade, resulting in shorter review timelines, increasing the number of administrative approvals and simplifying processes. Examples of these accomplishments include:

- Public invitation to pre-application meetings to give earlier notice to citizens about upcoming projects
- Requirement of final engineering plans at the building permit phase instead of prior to Village Board approval
- Automation of the building permit process
- Reduction of plan review times
- Increasing the amount of "same day" permit projects
- Consistently increasing administrative approvals
- Frequently updating Village codes and fees to be more consistent with surrounding communities
- Placement of information on proposed developments on the Village's website via the Current Development Projects tool

"The Village looks forward to further evaluating and continuing to improve the Village's development review process," said Hulseberg. "These improvements will increase efficiency and provide transparency and clarity to businesses, developers, contractors and residents throughout the process."

About the Village of Glen Ellyn

Located just 23 miles west of Chicago, the Village of Glen Ellyn, Illinois offers big city amenities with a small town feel. A historic downtown filled with unique shops, restaurants and seasonal events is just one of many attributes that draw visitors to this award-winning community. Small-town charm, civic pride, friendly people and some of the best schools in the state make Glen Ellyn the perfect place to call home. For more information about the Village of Glen Ellyn, visit www.glenellyn.org.

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