



NOTICE OF PUBLIC HEARING

JS Fort Group, Inc. is requesting approval of a Special Use Permit, approval of variations from the Zoning Code, and approval of variations from the Glen Ellyn Sign Code to accommodate a proposed Jimmy Johns drive-thru restaurant for the property located at 632 Roosevelt Road. The property is located in the C3 Service Commercial District and is legally described as follows:

LOTS 17 AND 18 (EXCEPT COMMENCING AT THE NORTHWEST CORNER OF AFORESAID LOT 17 AS MONUMENTED AND OCCUPIED; THENCE ON AN ASSUMED BEARING OF SOUTH 07 DEGREES 43 MINUTES 26 SECONDS WEST 131.28 FEET ALONG THE WEST LINE OF SAID LOT 17 TO THE POINT OF BEGINNING, SAID POINT BEING MONUMENTED BY A CROSS CUT; THENCE CONTINUING ALONG THE SAME BEARING OF SOUTH 07 DEGREES 43 MINUTES 26 SECONDS WEST 30.00 FEET ALONG SAID WEST LINE OF LOT 17 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 14 MINUTES 23 SECONDS EAST 123.40 FEET ALONG THE SOUTH LINE OF SAID LOTS 17 AND 18 TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE NORTH 01 DEGREE 20 MINUTES 04 SECONDS WEST 5.00 FEET ALONG THE EAST LINE OF SAID LOT 18; THENCE SOUTH 89 DEGREES 14 MINUTES 23 SECONDS WEST 97.66 FEET TO A POINT, SAID POINT BEING MONUMENTED BY AN ILLINOIS DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS SURVEY MARKER; THENCE NORTH 41 DEGREES 31 MINUTES 06 SECONDS WEST 32.57 FEET TO THE POINT OF BEGINNING) ALL IN BLOCK 1 IN ROOSEVELT GARDEN-HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 13 AND IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT NUMBER 148152, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-419-048

Before the Glen Ellyn Village Board can consider the request for approval of a Special Use Permit, approval of variations from the Zoning Code, and approval of variations from the Sign Code, the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on **Thursday, September 14, 2017 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 in order to develop the property as depicted on the plans on file with the Planning & Development Department. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard.

The Plan Commission will consider a Special Use Permit in accordance with Section 10-4-15 (B) of the Zoning Code to allow a drive-thru and may recommend to the Village Board certain conditions to be placed on the requested special use permit as the Plan Commission feels appropriate.

The Plan Commission will consider the following Variations from the Glen Ellyn Zoning Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A variation from Section 10-4-15(D)7 of the Village Zoning Code to not provide the required 10 foot wide landscape buffer along the front lot line or at the northwest corner of the property.
2. A variation from Section 10-5-8(H) of the Village Zoning Code to not provide the required two landscaped islands at either end of the north row of parking nor the required two landscape islands at either end of the south row of parking.
3. A variation from Section 10-5-5(C) of the Zoning Code to allow a minimum surface setback of less than the required 5.8 feet.
4. Any other relief necessary from the Zoning Code to construct the project as depicted on the plans presented or revised at the Plan Commission public hearing or at a public meeting of the Village Board.

The Plan Commission will consider the following Variations from the Glen Ellyn Sign Code and may recommend to the Village Board certain conditions to be placed on the requested variations as the Plan Commission feels appropriate:

1. A variation from Section 4-5-4(R)3 to allow an existing free-standing sign to be closer than 5' from the property line.
2. A variation from Section 4-5-5(S) to allow an existing free-standing sign to extend into the public right-of-way.
3. A variation from Section 4-5-10 to allow a wall sign to be 34.33 square feet in lieu of the maximum 30 square feet permitted.
4. 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.

Information related to the requests, including the plans for the proposed project is available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm 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

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 632 Jimmy Johns\Public
Hearing Notice-Jimmy Johns.doc



Village of Glen Ellyn

350 ft Foot Buffer from 632 Roosevelt Road



- 632 Roosevelt Road
- 350 ft Buffer from 632 Roosevelt Road
- Parcels within 350 ft

N

0 30 60 90
Feet

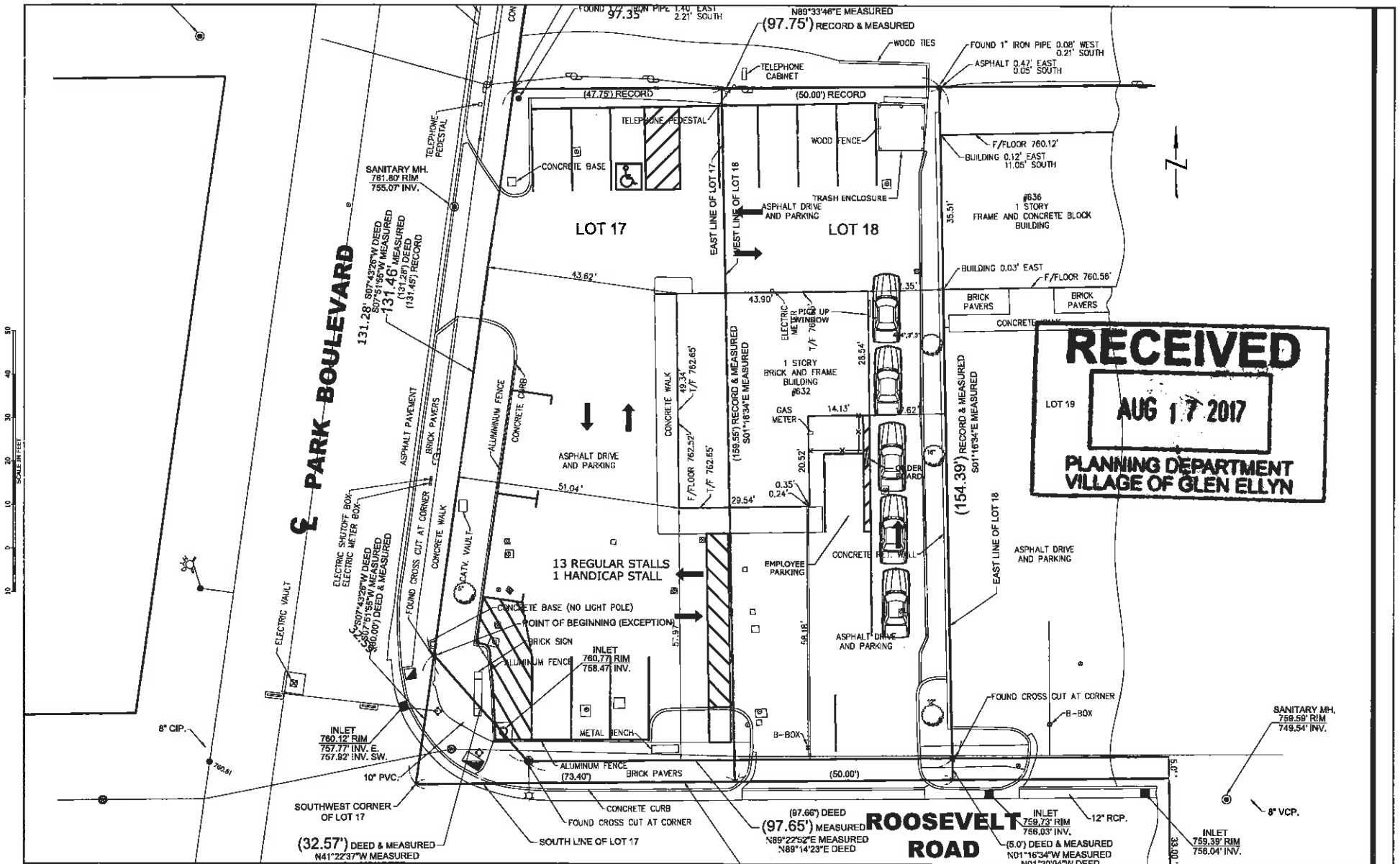
GIS consortium

Panfish Park

632 Roosevelt Road



Milton Township Assessment Office



RECEIVED

AUG 17 2017

**PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN**

HEUER AND ASSOCIATES
Consulting Engineers
2315 Enterprise Drive - Suite 102 Westchester, IL 60154-5811 708-492-1000

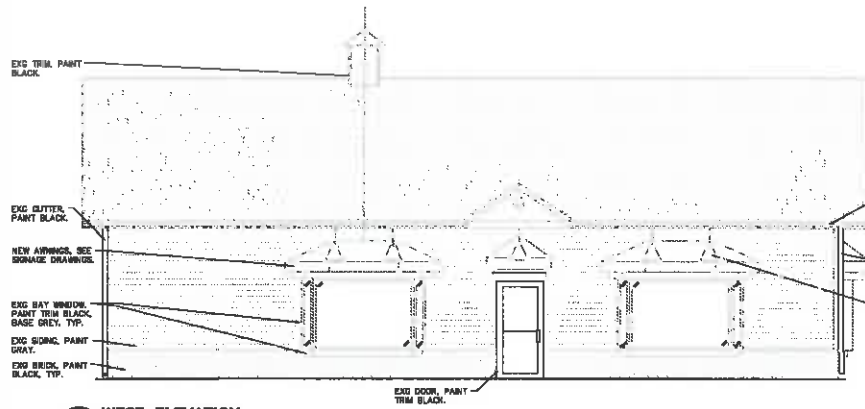
**PROPOSED JIMMY JOHN'S
632 WEST ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS**

SITE PLAN

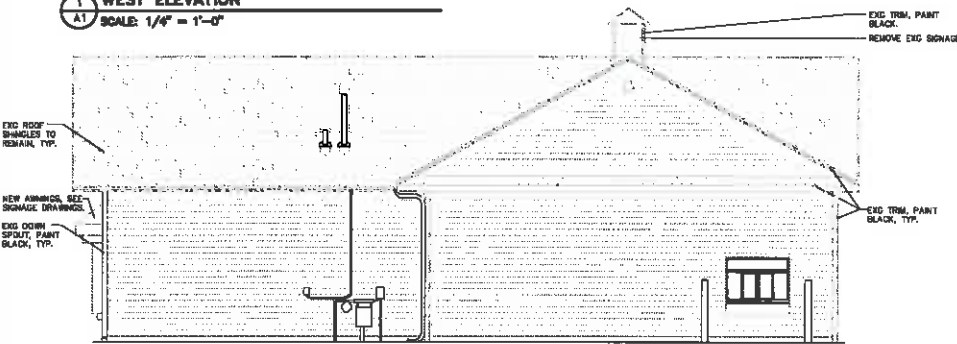
22"x34" SCALE:	1" = 10'	SHEET 1
11"x17" SCALE:	1" = 20'	
DRAWN BY:	CGT	OF 1
PROJECT NO.:	2017.004	
DATE:	4/11/2017	

REVISED: 8/03/2017

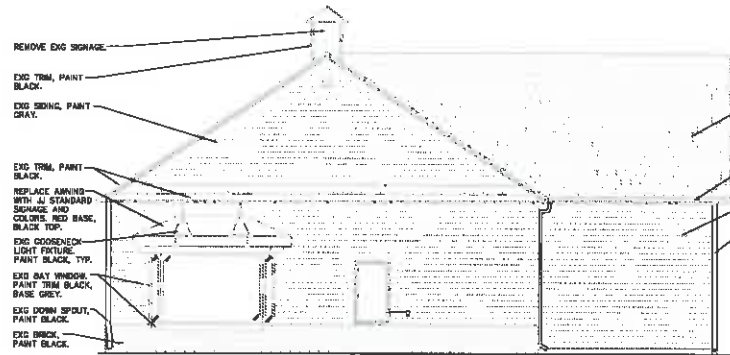
models - 5/7/2017 2:27:43 PM



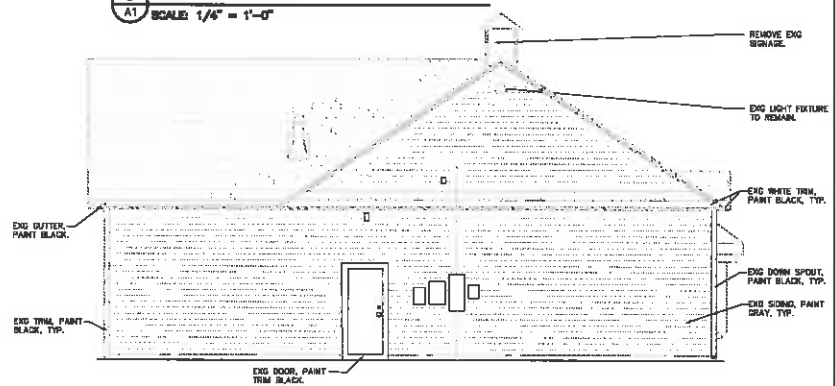
1 WEST ELEVATION
A1 SCALE: 1/4" = 1'-0"



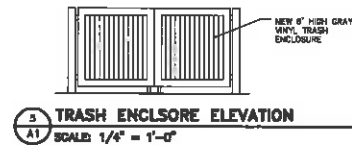
2 EAST ELEVATION
A1 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
A1 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
A1 SCALE: 1/4" = 1'-0"



5 TRASH ENCLOSURE ELEVATION
A1 SCALE: 1/4" = 1'-0"

PATRICK G. BLEES
ARCHITECTURE
PATRICK G. BLEES ARCHITECT, PLLC
800 ROOSEVELT AVE. N. SUITE 208
MINNEAPOLIS, MN 55407-1148
PHONE: (612) 347-1300
FAX: (612) 347-1301
E-MAIL: info@pblees.com
CONTACT: JAY FAWCETT@PBLEES.COM

CONSULTANTS:
DUNHAM (MECH & ELEC)
50 SOUTH SIXTH STREET
SUITE 1100
MINNEAPOLIS, MN 55402-1340
(612) 485-7850

SEAL:
SHEET COVERED BY THIS SEAL
COPYRIGHT DATE OF THE LICENSE
PATRICK G. BLEES, ARCHITECT

SIGNATURE
DATE ISSUED
REV. NO. 001-017734



JIMMY JOHNS
#TBD
FACTORY LAYOUT

632 ROOSEVELT RD
GLEN ELLYN, IL
60137

SHEET TITLE:
EXT. ELEVATIONS

REVISIONS:

NO.	DATE:	BY:

PROJECT NO: 17614.002
DRAWN BY:

A1
COPYRIGHT PATRICK G. BLEES, AIA 2017

RECEIVED

JUN - 9 2017

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

J:\Jimmy Johns\17614.002 - Glen Ellyn, IL\Design\Work In Progress\17614.002.dwg