

Glen Ellyn Comprehensive Plan

The Glen Ellyn Comprehensive Plan (adopted 2023) is the Village’s primary long-range policy document guiding land use, development, transportation, community facilities, and investment over the next 10–20 years. It establishes a shared community vision, goals, and objectives, and coordinates the actions of elected officials, boards and commissions, staff, and other stakeholders. Developed through a multi-year, highly participatory process with surveys, workshops, and subarea planning, the plan focuses on reinvestment, redevelopment, and placemaking in a largely built-out community.

The Comprehensive Plan has numerous recommendations to enhance the Downtown as a compact, mixed-use, pedestrian-oriented district with an active blend of shopping, dining, entertainment, public uses, and a growing supply of upper-story and nearby housing to support a vibrant, transit-served core.

Why is the Village Updating the Zoning Code?

- Modernize zoning regulations
- Reflect the goals of the 2023 Comprehensive Plan & other adopted plans and policies
- Ensure that the Code meets the community’s current needs

Current Zoning Code

Downtown Glen Ellyn is covered by two zoning districts: C5A and C5B.

The C5A Central Retail Core Subdistrict is intended to protect the most pedestrian-oriented retail portion of Downtown. It permits a wide range of traditional retail, restaurant, entertainment, and service uses, allows dwelling units above the ground floor where commercial uses are located on the ground floor, and limits certain office and service uses to upper floors, lower floors, or ground-floor areas set back at least 40 feet from street-facing façades without storefront windows.

The C5B Central Service Subdistrict surrounds and supports the retail core. It permits a broad range of uses within existing buildings, including retail, restaurants, services, offices, entertainment, and similar downtown uses. It also allows residential uses, including single-family attached, single-family detached, two-family, and multi-family dwellings, as special uses.

View all Zoning Code update information and documents at <https://www.glenellyn.org/876/Zoning-Code-Update>

Preliminary Recommendations

The Diagnostic Report (available on the Village website) states that C5 should be retained as the Downtown zoning framework but rewritten to be more predictable, form-oriented, and supportive of adaptive reuse. It recommends that the Village consider the following changes to the Zoning Code to support the Downtown's historic role:

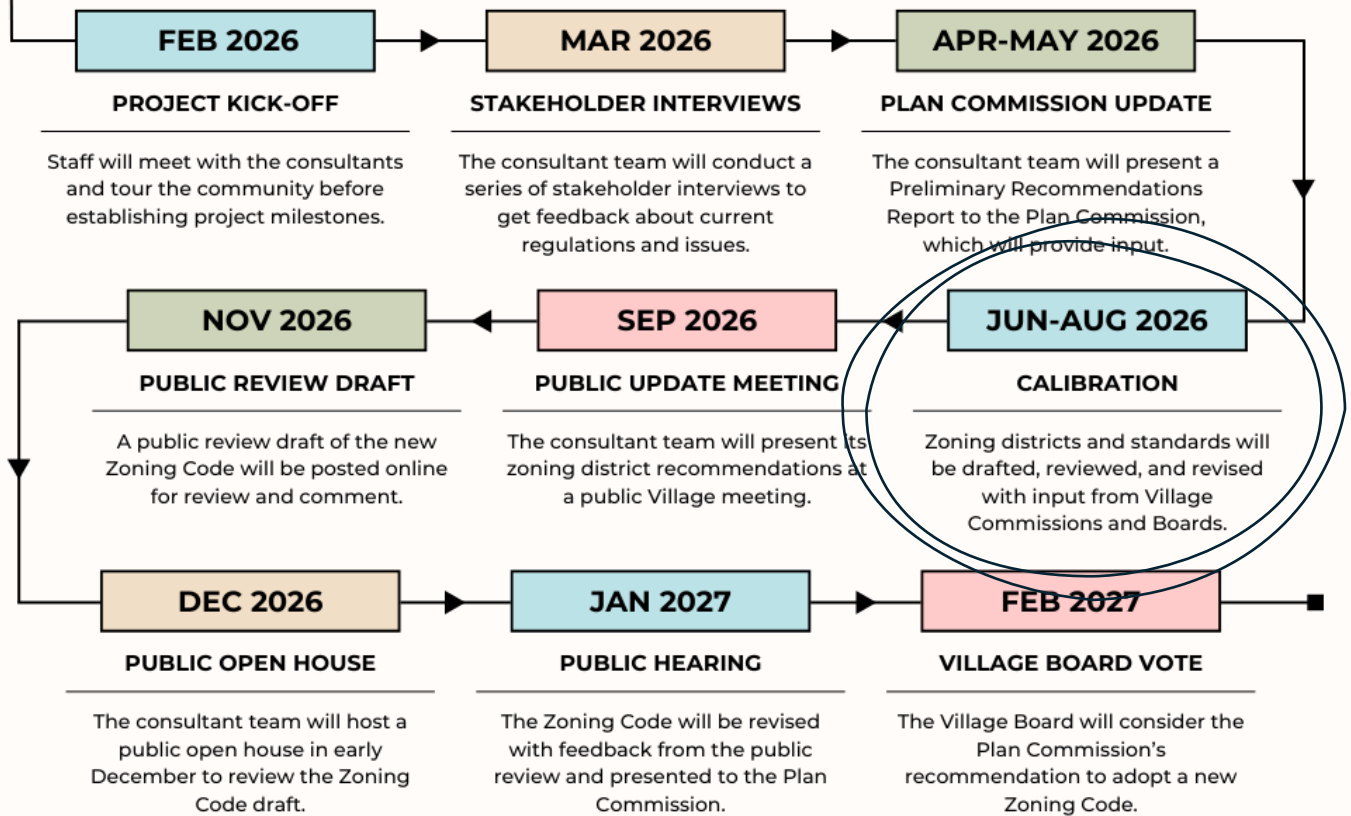
- Maintain the distinction between a retail-core area and a surrounding service/mixed-use downtown area but **simplify the district structure**.
- Replace **highly specific use lists with broader, modern use categories** organized by ground-floor active uses, upper-floor uses, service/support uses, residential uses, civic uses, and restricted auto-oriented uses.
- **Establish form-based storefront activation standards** for key pedestrian streets, to more directly regulate building form, street frontage, and historic compatibility while simplifying approvals.
 - These could include minimum transparency, public entrance spacing, display windows, limits on blank walls, and restrictions on non-active ground-floor frontage.
- Allow service and office uses in appropriate locations while **requiring an active storefront treatment where they occupy visible ground-floor spaces**. Explore inclusion of low-impact production, cottage industry production, or maker/flex space.
- **Reevaluate PUD triggers** so that routine adaptive reuse, small additions, interior conversions, and context-compliant infill can proceed through an administrative or site plan process.
- Continue to **support upper-story residential and office uses, adaptive reuse, and context-sensitive additions** that preserve the historic scale and rhythm of Downtown.
- **Modernize downtown parking regulations for new construction** to reflect transit access, shared public parking, employee parking management, and realistic residential parking demand.

Next Steps

The Village will be discussing specific Zoning Code topics throughout the summer with the goal of having a draft Zoning Code prepared by November 2026. The draft code will be presented at a public open house. Following any revisions from the input received at the open house, the Zoning Code will be considered by the Plan Commission through the public hearing process before being adopted by the Village Board.

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TIMELINE



How Can I Stay Informed?

There are still many opportunities to participate in the development of the new Zoning Code. The following page has a schedule of future discussions about specific zoning topics. All of these are public meetings that all are welcome to attend.

The Zoning Code update page on the Village website contains all updates about upcoming meetings as well as the Diagnostic Report. Subscribing to the webpage using the link at the top of the page is the best way to ensure you don't miss out on any upcoming meetings, surveys, or the open house.

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TOPIC-BASED ZONING DISCUSSIONS

(meeting dates and topics are subject to change: specific meeting agendas will be posted to the Village Agendas and Meetings page no later than 4:30 p.m. the Friday prior to the meeting)

	ARCHITECTURAL APPEARANCE COMMISSION	COMMUNITY RELATIONS COMMISSION	ENVIRONMENTAL COMMISSION	HISTORIC PRESERVATION COMMISSION	PLAN COMMISSION	ZONING BOARD OF APPEALS
Administration and Enforcement					June 25	
Commercial Regulations					July 23 August 27	
Downtown-Specific Zoning					July 23 August 27	
Form-Based Code Elements	July 8 (tentative) August 12				September 24	
Landscaping	July 8 (tentative) August 12		June 16 August 18 (tentative)		September 24	
Lighting, Stormwater, and Sustainable Transportation			June 16 August 18 (tentative)		September 24	
Nonconforming Structures and Lots				June 18	June 25	July 14 August 11
Single-Family Residential Regulations					July 23 August 27 September 24	July 14 August 11
Supportive and Affordable Housing		June 4 September 3			July 23 August 27	