



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, June 28, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Individuals with disabilities who plan to attend the meeting 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 at least 24 hours before the meeting.

- A. Call to Order**
- B. Public Comment (Non Agenda Items)**
- C. Approval of Draft Minutes from the May 14, 2018 and June 14, 2018 Plan Commission Meetings**
 - 1. May 14, 2018 Plan Commission Draft Minutes
 - 2. June 14, 2018 Plan Commission Draft Minutes
- D. Public Hearing - 560 Crescent Boulevard - Common Good Bar LLC. - Zoning Variation**
 - 1. Common Good Bar LLC., is seeking a Zoning Variation to allow the operation of a sit-down restaurant without providing the required amount of parking on site for the use.
- E. Trustee's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjournment**
- J. Agenda Items**

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Monday of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.

cc: Glen Ellyn Plan Commission
Craig Pryde, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner
Kelly Purvis, Associate Planning
Barbara Utterback, Plan Commission Secretary
Meredith Hannah, Economic Development Manager
Lori Gloude, Administrative Assistant
Lindsey Kaminsky, Executive Assistant
Angela Andrianopoulos, Administrative Assistant
Megan Plahm, Communications Coordinator
Brian Baltudis, Facilities Supervisor
David Harris, Glen Ellyn Park District
Eric DePorter, School District 41
Dawn Bussey, Glen Ellyn Public Library
Emily Tammaru, Community Consolidated School District 89
Chris McClain, Glenbard School District 87



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/28/18 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3422)

DOC ID: 3422

May 14, 2018 Plan Commission Draft Minutes

ATTACHMENTS:

- 5-24-18 DRAFT MINUTES (PDF)

DRAFT MINUTES
PLAN COMMISSION
MAY 24, 2018

Call to Order

The meeting was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commission Members Tracy Hemming-Littwin, Tim Loftus, John Mulherin and Jamie Vondruska were present. Plan Commission Members Angela Fanella, Phillip Hartweg, David Rodemann and Mohammed Saaed were excused. Also present were Village Planner John Sterrett, Plan Commission Liaison Trustee Craig Pryde and Recording Secretary Karin Kietzman.

A quorum was present.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of March 8, 2018 Plan Commission Minutes

Commissioner Hemming-Littman Moved, seconded by Commissioner Loftus to approve the March 8, 2018 Plan Commission Minutes. Commissioner Mulherin abstained because he had not attended the meeting.

Public Hearing - 840-944 Roosevelt Road - Pete's Market/Baker Hill Shopping Center - PUD Amendment and Sign Variations

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF AN AMENDMENT TO THE BAKER HILL PLANNED UNIT DEVELOPMENT TO AMEND ORDINANCE 4467 TO ACCOMMODATE THE EXPANSION OF AN EXISTING COMMERCIAL TENANT SPACE AND A REQUEST FOR VARIATIONS FROM THE SIGN CODE FOR A FUTURE PETE'S MARKET. THE SUBJECT PROPERTY IS LOCATED IN THE BAKER HILL SHOPPING ON THE NORTH SIDE OF ROOSEVELT ROAD EAST OF BAKER HILL DRIVE IN THE C6 COMMERCIAL/MULTI-USE PLANNED DEVELOPMENT DISTRICT.

Commissioner Mulherin Moved, seconded by Commissioner Hemming-Littwin to open the Public Hearing.

Staff Presentation

Village Planner John Sterrett was present to speak regarding the proposed PUD Amendment and Sign Variations. Village Planner Sterrett was sworn in and stated that the petitioners were

present. The petitioners are Phillips Edison and Company, owner of the Baker Hill shopping center, and JD Real Estate, Inc., developer for Pete's Market grocery store, shopping center.

Village Planner Sterrett stated:

The petitioner is requesting the following variations from the Sign Code:

- a. A variation from Section 4-5-10(B) of the Sign Code to allow 2 wall signs in lieu of the maximum 1 wall sign permitted; and
- b. A variation from Section 4-5-10(B) of the Sign Code to allow 1 wall sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted.
- c. A variation from Section 4-5-10(C)3 to allow a free-standing multi-tenant sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted.
- d. A variation from Section 4-5-(C)3 to allow a freestanding multi-tenant sign to have a height of 25 feet in lieu of the maximum 15 feet permitted.
- E. A variation from Section 4-5-15(B) to allow a message board to have an area of 96 square feet in lieu of the maximum 18 square feet permitted.

JD Real Estate is proposing to remodel an existing 75,100 square foot vacant commercial space in the shopping center, previously occupied by Dominick's until 2013, for a Pete's Market grocery store. In addition to the interior remodel, JD Real Estate is proposing to construct 3 additions, totaling 4,581 square feet, on the building to accommodate the new grocer including a 1,792 square foot addition to the mechanical room located on the back of the building, a 2,219 square foot addition under the existing canopy on the front of the building and a 570 square foot enclosed patio area east of the entrance to the building.

Pete's Market is proposing 2 wall signs on the front of the building including a 300 square foot "Pete's Market" sign and an 89 square foot "Lotus Café" sign with a lotus logo.

Village Planner Sterrett showed an overview picture of the property, and stated that the subject property is located in the C6 Commercial/Multi-Use Planned Development District, the former Dominick's location.

Village Planner Sterrett suggested that the Plan Commission should consider the petitioners' request for approval of an amendment to the Baker Hill shopping center PUD and variations from the Sign Code and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the requests, the Plan Commission should consider the criteria of Section 10-7-7 of the Zoning Code and Section 4-5-17(G) of the Sign Code. The Plan Commission may wish to consider the following conditions as part of their recommendation:

1. That the existing 10 foot tall freestanding sign located immediately west of the Roosevelt Road entrance to the shopping center be removed within 10 days of completion of the proposed 25 foot tall freestanding sign. Village Planner Sterrett stated that the petitioners have proposed to remove the sign; and
2. That the two existing 67.5 square foot “Baker Hill” wall signs at the southeast portion of the building be removed within 14 days of completion of the proposed 25 foot tall freestanding sign; and
3. No outdoor sales or storage of merchandise shall be allowed.

Questions from Plan Commission

Commissioner Mulherin asked to see where the new freestanding sign would be located. Village Planner Sterrett showed pictures and the aerial photo to demonstrate the location. Commissioner Mulherin asked if the owner of the property owned the sign? Village Planner Sterrett stated that the owner of the property does own the sign. Commissioner Mulherin stated you indicated that the Pete’s sign, absent the maximum square footage, the sign would conform based upon the calculation of up front space. Village Planner Sterrett confirmed that it would comply with that maximum 100 square feet.

Commissioner Loftus asked if there were any existing codes/regulations on the video board that is being proposed underneath Pete’s? Village Planner Sterrett indicated yes, and they are asking for a variation from the maximum square footage which is currently 18 square feet. There are other regulations more attached to the operation of the electronic message board, dealing with how long they can be on, or if there were an emergency, the Village has the right to use the board, but that is more on the operation side.

Chairperson Loch asked if the name of the shopping center “Baker Hill” was going away. Village Planner Sterrett responded no, not that they were aware of. He explained that the owner of Baker Hill was present this evening so they could probably elaborate if needed.

Commissioner Loftus asked how they could guarantee the signs get removed. He stated that in almost ten years there have been two owners and they did not remove the sign, what type of requirements do they have, how do we protect ourselves from this in the future?

Commissioner Hemming-Littwin asked which sign and explained that the same thing had happened at the Chocolate shop. She stated that they could make it a condition of approval. She stated that there was a wall sign at the Chocolate shop and that sign is now down. Village Planner Sterrett also stated that a citation could be issued if necessary.

Village Planner Sterrett stated that staff is recommending to memorialize this to make sure the sign is taken down.

Petitioners' Presentation

Peter Dremonas, who resides at 4333 South Pulaski Road, Chicago, IL 60632 was sworn in. Mr. Dremonas stated that he works in project management and is the cousin of the owner. He stated the Pete's Market is family owned retail supermarket which was started in the late 1970's and serves a vast variety of ethnicities. They sell fresh produce, deli foods, and hot prepared foods. They started in the Hispanic markets but now cater to all ethnicities.

Chairperson Loch asked why they are asking to amend the PUD? Mr. Dremonas stated that the back of the store is mostly storage and they need more space in the front for more access.

Commissioner Hemming-Littwin asked if the sign will be further west than the existing sign? Village Planner Sterrett stated that it would be further west.

Commissioner Loftus asks if this will disrupt delivery? Mr. Dremonas stated that it would not, he stated that they need more receiving space because it is very tight in back and they need the room to move the pallets around.

Commissioner Hemming-Littwin stated that they have another store located in Oak Brook Terrace and asked if the sign proposed was the same size as that sign? Mr. Dremonas stated that the sign was a little bit smaller because of the name change of Pete's Market over time. This sign has the tenant slots.

Commissioner Hemming-Littwin asked who controls the advertising space. Mr. Dremonas stated that Pete's Market Corporate would control the space and that it will be used to advertise specials.

Commissioner Loftus asked if the existing sign holders have to change their sign size? Mr. Dremonas stated that their signs would stay the same size.

Commissioner Loftus asked about the possibility of a stop light at the entrance off of Roosevelt Road and if that is requested, will that come back in front of the commission? Village Planner Sterrett stated that this would be an IDOT project. He noted that a stop light was not proposed, just a left turning lane.

Chairperson Loch asked if there were any other questions for the Petitioner and there were not.

Commissioner Mulherin made a positive comment regarding Pete's and looking forward to Pete's Market coming to town. Mr. Dremonas thanked him and stated that they were looking forward to being in Glen Ellyn. Commissioner Mulherin asked when the store is expected to open? Mr. Dremonas stated that it will open in the first quarter of 2019.

Chairperson Loch asked if there was anyone from the public that would like to speak regarding this project and asked that comments be kept to about three minutes.

Comments from the Public:

Jeff Tiemen, who resides at 52 Grove Avenue, Glen Ellyn was sworn in and stated he lived near the proposed sign. Mr. Tiemen stated that he and his wife have concerns regarding the sign and flashing lights due to a genetic illness that his daughter has which includes a sleeping disorder. He stated that the flashing lights are worrisome. He stated they are worried about what the sign would look like and how large the sign may be. He stated that the location of the sign will be on a hill which will also make a difference.

Commissioner Hemming-Littwin asked for the sign to be shown. Mr. Tiemen stated that he has a picture of the sign, but it is hard to say what it will actually look like installed.

Commissioner Mulherin asked what is on the right side of the sign - the vertical piece? Someone from the audience responded that the vertical piece is a metal panel. Commissioner Mulherin stated that the light is oriented east/west.

Commissioner Loch asked what the hours were to operate the sign? Village Planner Sterrett stated the hours of operation for an electronic sign, which are 6:00 a.m. until 10:00 p.m. and he stated that the Village prohibits flashing signs. He added, a message has to be static for a minimum of 15 seconds.

Commissioner Hemming-Littwin asked if anyone knows how large the Health Trak sign across the street is? Village Planner Sterrett did not know how large this sign is.

Commissioner Vondruska asks Mr. Tiemen if the existing situation with the lights are a problem? Mr. Tiemen stated that the existing situation is not a problem but that they are just concerned about what the mechanical part will look like and the added height of the sign.

Chairperson Loch stated that the mechanical part of the sign was more to the north, not to the east.

Commissioner Littwin stated that it was further west right? Village Planner Sterrett stated that it was further west.

Commissioner Mulherin stated lighting engineers can control the amount of drift/spread of light. Someone from the audience responded that this was called scrolling.

Commissioner Hemming-Littwin stated that she did not disagree that it might be higher but asked if his daughter could not see the existing sign? Mr. Tiemen responded he was more worried about the ambient light that will be coming off of the sign.

Commissioner Hemming-Littwin asked if they had the information on how tall the pole light (foot candles) could be. Village Planner Sterrett stated that an electronic message board cannot exceed .05 foot candles. He stated that having a tall pole light, the foot candles will travel further because it is higher up. Mr. Tiemen stated not if they are designed properly. Commissioner Hemming-Littwin stated that they do design them in a way not to have the foot candles on and that this design has to be designed the same way. Village Planner Sterrett stated that she was correct, and that was for every illuminated sign.

Commissioner Loftus stated that the Starbucks and Lucky Motors have a white background and the flash from it is distracting and that it hurts the eyes at times.

Mr. Tiemen stated that they are scrolling and have pictures, but that it is an LCD monitor.

Commissioner Vondruska asked if the light will dim at night? Village Planner Sterrett stated that all electronic message boards have to be equipped with a photosensitive light and that they would dim at night.

Commissioner Loftus stated that the plan says 28' building. How will the change in the topography effect the location of the top of the message board?

Eugene Gincovich, 4333 South Pulaski, Chicago, Illinois was sworn in and used the pointer of the mouse on the overhead drawing and stated that the message center is at about 15 feet and the top of the message center is 19 to 20 feet. He stated that the steeple should help with shadowing and any flashing.

Mr. Tiemen stated that he understood what Mr. Gincovich was saying, but stated that other parts of the building are not as high and that there was a significant change in elevation up a hill to where the sign is located, which makes it a 30 foot sign not 25 feet. He stated that the higher the sign the greater chance the light will travel further.

Commissioner Hemming-Littwin stated that the one gabled roof is actually 45' tall.

Mr. Tiemen stated he understood that.

Chairperson Loch asked for a motion to close the Public Hearing and Commissioner Hemming-Littwin moved, seconded by Commissioner Mulherin.

Commissioner Loftus stated that all other signs are facing out away from any residential areas. He stated even though the sign is higher than what is allowed, when I look at the location of where the sign is going to be, I could go along with the proposed location. He stated the location of the addition is not any closer to any house near it.

Commissioner Mulherin stated that he did not have any issues with the sign's size, but he suggested the Village could look at the dimming of the signs and frequency of the animations and he is sure it could be worked out to minimize impact on the neighbors. He stated the property has been sitting vacant for a while and that he is fine with approving this project.

Commissioner Hemming-Littwin stated that she felt that the freestanding sign was appropriate especially because the site is a multi-tenant site and that the main tenant was further away. She went on to state that she wanted to go on record saying that she thinks that the way the Village regulates the signage on buildings today should be changed. There is no reason that someone should have to get a variance for signage on a building of this size. She stated that the sign code should be changed and that a 100 square foot sign is too small. She went on to state that she hoped that John (Village Planner) could give more specific information regarding what the foot candles are, and what they would be with dimming. She stated that she was fine with adding the conditions to remove the existing signage within a specific timeframe, the special use and limiting sales of merchandise outside.

Commissioner Mulherin stated that Baker Hill is a challenging with regard to traffic especially with limited access for east bound traffic. He stated that he hoped that the Village will continue to pursue the turning lane project through the Department of Transportation to secure a left hand turn. He agreed that the Village should update the current code limitations on sign size. He stated that he did not have a strong feeling on whether the Baker Hill sign should stay or be removed.

Chairperson Loch said that she had nothing else to add but thanked the petitioners and stated that she hoped for success for Pete's Market.

Motion

Commissioner Hemming-Littwin moved, seconded by Mulherin to recommend the following:

Having considered the applications of Phillips Edison and Company and JD Real Estate, Inc. for approval of an amendment to the Planned Unit Development of the Baker Hill development to allow the proposed expansion of an existing vacant commercial tenant space and variations from the Sign Code located at 840 - 944 Roosevelt Road in the C6 Commercial/Multi-Use Planned Development District, the Plan Commission hereby adopts the findings of fact contained in the petitioners' application packet and presented by the petitioners at the public hearing, as well as the findings included in the deliberations of the Plan Commission, and recommends approval of the requests, subject to the following conditions:

1. The existing 10 foot tall freestanding sign located immediately west of the Roosevelt Road entrance to the shopping center be removed within 10 days of completion of the proposed 25 foot tall freestanding sign.

2. The two existing 67.5 square foot “Baker Hill” wall signs at the southeast portion of the building be removed within 14 days of completion of the proposed 25 foot tall freestanding sign.
3. No outdoor sales or storage of merchandise shall occur at Pete’s Market until such time a Special Use Permit is approved.

The motion carried unanimously with a voice vote.

Chairperson Loch explained that this project would go before the Village Board for approval and that the attendees were welcome to attend the Village Board meeting. Commissioner Hemming-Littwin asked when this would go before the Village Board? Village Planner Sterrett stated that it would go before the Board on June 4, 2018.

Commissioner Hemming-Littwin moved, seconded by Commissioner Mulherin to close the Public Hearing.

Public Hearing - Zoning Code and Subdivision Regulations Code Text Amendments

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING PROPOSED TEXT AMENDMENTS TO THE GLEN ELLYN ZONING CODE AND THE GLEN ELLYN SUBDIVISION REGULATIONS CODE. AMENDMENTS TO THE ZONING CODE INCLUDE CHANGES TO CHAPTERS 2, 4, AND 5 THAT WILL AFFECT THE REGULATIONS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN THE VILLAGE.

Village Planner Sterrett was sworn in and stated that there are six proposed zoning and subdivision text amendments to review. He stated the amendments have to do with clarifying some of the regulations in the code to coincide with how staff interprets the code operationally. He stated that in the last round of zoning text amendments the Commission reviewed many of uses that were permitted in the C5A district. He stated staff is recommending that banking and financial institutions be removed from the list of permitted uses in C5A. He stated that the C5B district allows service uses as permitted uses and staff is suggesting this would remain unchanged. He stated that C5A should be more geared toward retail and restaurant uses on the ground floor.

Commissioner Hemming-Littwin asked why this is the only type of use being reviewed - for instance why are nail salons not being limited? Village Planner Sterrett stated that nail salons and pet stores, were removed from the list of permitted uses in the C5A district with the last round of text amendments.

Chairperson Lock asked how many banks exist in the C5A district now? Village Planner Sterrett stated that there were two banks in C5A, Citibank and Inland Bank. Commissioner Hemming-Littwin asked which district the US Bank was in and how many banks they have?

Commissioner Mulherin stated that bank branches are shrinking or closing because of mergers and that he is fine with the proposed revision. Commissioner Hemming-Littwin stated that she would also support the revision, but that it seemed that they were always behind the issue, discussing changes after the spaces are gone or used for special use.

Chairperson Loch asked if there is that much demand for the retail space that there is a need to limit banks? Village Planner Sterrett stated that when projects come forward for retail and restaurant uses they want to be located in C5A. He stated C5A is the prime location for retail or restaurant uses.

Commissioner Mulherin stated that Trustee Pryde may be able to go into this with more detail, but that he recalled that years ago banks had to be designed to be built in such a way that the building could be converted for retail space if the bank closed.

Trustee Craig Pryde was sworn in and stated that speaking as an architect and Village resident, not as a Trustee; there was talk about this years ago but it was never made into an ordinance as a zoning requirement.

Chairperson Loch stated that if there were no further questions regarding this issue they would move on to the next item and that the Commission would vote on all of the proposed amendments at one time.

Village Planner Sterrett stated that the next amendment will clarify what a reverse frontage lot is. He stated that this is to clean up the definition of a reverse corner lot.

Commissioner Hemming-Littwin asked if there was any public comment?

A member of the audience asked if it is different than a two frontage lot? Village Planner Sterrett stated that is a through frontage lot.

There were no further comments or questions on this text amendment. Village Planner Sterrett stated that the next text amendment is in regards to a lot with two front yards. Currently, if a resident would like to have a 6 foot fence in the rear of their home they would have to move the fence in 4 feet from the rear property line and maintain landscaping around the fence. The Village has seen an increase in variation requests to allow 6 foot fences to be replaced at the property line.

Commissioner Hemming-Littwin asked if in the subdivision north of Geneva Road do the property lines go to the public sidewalk? Village Planner Sterrett responded that the sidewalk is where the property line ends.

Commissioner Hemming-Littwin stated that the fence would go into the parkway and the parkway is supposed to be taken care of by the resident. She asked if you have a through lot like that, are you still responsible for mowing the parkway? Village Planner Sterrett stated that

he was not sure. Commissioner Hemming-Littwin stated that they need to be careful with this because if a fence goes close to or right up to the sidewalk that there would be potential that the landscaping would not be taken care of. Village Planner Sterrett agreed but said that a lot of residence will put in an access gate to take care of those areas. Commissioner Hemming-Littwin stated that they need to make sure the residents take care of maintaining the yard. Village Planner Sterrett stated that the proposed amendment would not change requirement to maintain those areas. Chairperson Loch asked how many people don't take care of the landscaping? Village Planner Sterrett stated that the Village has had a handful of complaints.

Commissioner Hemming-Littwin asked why this was coming up? Was there a new subdivision? Village Planner Sterrett stated that he did not believe that this was for a new subdivision but rather to address the number of variations being granted for these types of lots, where the property owners have constraints on where the fence can be placed.

Commissioner Mulherin stated we are trying to legislate responsibility. Chairperson Loch stated that she was not comfortable with this text amendment change. But that they will see what happens.

Kevin Moran 374 Amy Court, Glen Ellyn was sworn in. Mr. Moran stated that this was his first time at one of these meetings. He stated that he is the owner of a through lot along Geneva Road and he would like to put a fence up in the rear of his home. He said that there is an ordinance tied to his property from 1996. He stated that he wanted to put up a fence as security for his kids and his pets from Geneva Road. He stated that he wasn't aware that he was supposed to take care of mowing the parkway it was just something that he always did. Commissioner Hemming-Littwin asked if he was told that he could not put up a fence? Mr. Moran stated that he was told he would have to move it in 4 feet from the property line.

Village Planner Sterrett stated that the Village Board has reviewed a number of variances like this and that is part of the reason for this proposed text amendment - to eliminate the need for property owners in this area to request variances.

Commissioner Hemming-Littwin asked if these variations were going through the ZBA for approval. Village Planner Sterrett stated yes.

Commissioner Hemming-Littwin stated that she understands Mr. Moran's situation and that residents were told to keep up on the landscaping along the road. Village Planner Sterrett stated that would be something tied to the developer. But that some of the properties do not have that specific requirement. He suggested that if it is a planned unit development you can put in these types of requirements, or have dedicated landscaping buffers. He stated that developments that don't have specific requirements is where we are seeing these variations. He suggested it could be written into new planned unit development.

Commissioner Hemming-Littwin asked if Amy Court is not part of a PUD or planned subdivision? Village Planner Sterrett was not sure.

Mr. Moran stated that in Stacy's Woods Subdivision there were not a lot of two frontage lots that don't have a fence. Commissioner Mulherin suggested that if the recommendation was to keep the landscaping inside of the fence that he is willing to trade off leaning more toward helping homeowners.

Commissioner Hemming-Littwin stated that maybe a service gate attached to the fence is an idea. She told Mr. Moran that she appreciated that he took care of the parkway. Mr. Moran stated that was part of his plan, maybe the service access door would make a difference. He asked what happened if people did not take care of the landscaping. Village Planner Sterrett stated that citations are given if the parkway is not maintained by the resident.

Ray Whalen 177 Sunset Avenue, Glen Ellyn was sworn in. Mr. Whalen stated that perhaps on collector or arterial streets additional consideration should be given. He stated that someone that backs up to the lake could put up a fence which would be undesirable. He suggested that maybe the code could be written to consider the classification of the road and that the taller fences could only be built along major streets.

Mr. Whalen asked if an alley is considered an improved street? Village Planner Sterrett responded that an alley is considered a public way.

Commissioner Hemming-Littwin stated she would be willing to support this revision if there were some consideration given for the type of roads. Village Planner Sterrett stated that staff could revise the regulation to limit 6 foot fences at the property line to through lots on any roadway under County or State jurisdiction.

Chairperson Loch stated she was more comfortable with that language.

Village Planner Sterrett stated that the next three text amendments are from the Subdivision Code. The first amendment up for discussion is that private streets be prohibited.

Village Planner Sterrett stated that the following two amendments have to do primarily with two-lot splits, land transfers and lot consolidations which are considered subdivisions. He stated that in the past staff has not required property owners that wish to transfer land on such a small scale to underground utility lines. He stated staff believes that it should be made clearer in the code that unless there are new utility lines being proposed, the undergrounding of utilities is not required when requesting a two-lot split, land transfer or consolidation.

Commissioner Loftus asked what the requirement would be if a new house were being constructed?

Village Planner Sterrett responded anything in the right of way could stay above ground. But new construction requires burying.

Village Planner Sterrett stated staff is really starting to evaluate how we do these administrative approvals. He stated if someone were to do a two-lot split they could do it administratively, but if they were to try and do something like a land transfer or lot consolidation within five years of that original two-lot split they would be required to come to the Plan Commission for a minor subdivision.

Chairperson Loch asked if this was happening regularly? Village Planner Sterrett stated they have seen a few of these recently and people decide not to pursue it because it is not worth their time or effort.

Commissioner Hemming-Littwin asked if they could do a partial land transfer? Village Planner Sterrett stated they could but they would have to put together a new plat of subdivision. The only difference would be it would be able to be reviewed and approved administratively instead of them having to do a public hearing.

Commissioner Mulherin asked if there was anything stopping anyone from doing it every five years? Village Planner stated that they were not proposing to change the time frame for it. It is to discourage people from doing a two-lot split and then another two-lot split five years later, creating a subdivision.

Commissioner Hemming-Littwin stated that they could put a requirement on how big a lot could be. She then asked Village Planner Sterrett how many lots in the Village are 200 – 300 feet wide? To which Village Planner Sterrett responded he was not sure.

Village Planner Sterrett pointed out one example that the Plan Commission reviewed a few months prior on Harding Avenue and stated that if the Village didn't have this provision in place the property could have been split administratively and then those two lots could have later been split.

Commissioner Hemming-Littwin stated that her only recommendation for a change would be to the wording about the fencing. Village Planner Sterrett stated they could modify the language.

Commissioner Hemming-Littwin motioned to approve the text amendments as presented but removing the 4' buffer along roads that are owned by either DuPage County, Illinois Department of Transportation or alleys. Commissioner Mulherin seconded the motion.

Motion carried by voice vote.

Commissioner Hemming-Littwin asked when this would go before the Village Board? Village Planner Sterrett stated that it would go before the Village Board on Monday, June 4, 2018.

A member of the audience asked if the Public Hearing had been closed?

Commissioner Hemming-Littwin moved to close the Public Hearing seconded by Commissioner Mulherin.

Trustee's Report

Trustee Craig Pryde reported that the Village Board approved the last round of text amendments. Trustee Pryde stated that they approved two contracts for road paving on Main Street and Park Blvd. He stated that the Main Street project would be completed first and should be completed by July 1 and then construction will begin on Park Blvd. Trustee Pryde stated that they approved the contract for the underpass on Taylor Street and that this project will start this summer as well.

Chairperson's Report

Chairperson Loch wanted to state that this was Tim's last day on the Planning Commission. She thanked him for all of his service and wished him Good Luck.

Staff Report

Village Planner Sterrett stated that at the next meeting on June 14, 2018 a proposal for Buena Beef on lot 3 of the old Enterprise site will be discussed. He stated that sign code text amendments will be coming to the Plan Commission for review this summer.

Other Business

No other business was discussed.

Adjournment

At 8:40 p.m. a motion was made by Commissioner Hemming-Littwin and seconded by Plan Commissioner Loftus to adjourn the meeting. The motion carried unanimously by a voice vote.

Respectfully Submitted,

Karin Kietzman
Recording Secretary

Reviewed by,

Kelly Purvis
Planner



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/28/18 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3423)

DOC ID: 3423

June 14, 2018 Plan Commission Draft Minutes

ATTACHMENTS:

- 6-14-18 DRAFT MINUTES (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
JUNE 14, 2018

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Phillip Hartweg, Tracy Heming-Littwin, David Rodemann, Bob Vavra and Jamie Vondruska were present. Plan Commissioners John Mulherin and Mohammed Saeed were excused. Also present were Village Planner John Sterrett, Planning Intern Evan Clements, Recording Secretary Debbie Solomon and Village Trustee Craig Pryde.

Chairperson Loch welcomed new Commissioner Bob Vavra to the Plan Commission.

A quorum was present.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of May 10, 2018 Plan Commission Minutes

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg, to approve the minutes of the May 10, 2018 Plan Commission meeting. The motion carried unanimously by voice vote.

Public Hearing – 375-395 Roosevelt Road and 681 Taft Avenue – LM Commercial Development Variations from Subdivision Regulations Code and Zoning Code and PUD Amendment

On the agenda was a public hearing regarding petitioner LM Commercial Development's request for approval of variations from the Subdivision Regulations Code and Zoning Code and PUD Amendment.

PUBLIC HEARING – 375-395 ROOSEVELT ROAD AND 681 TAFT AVENUE – LM COMMERCIAL DEVELOPMENT VARIATIONS FROM SUBDIVISION REGULATIONS CODE AND ZONING CODE AND PUD AMENDMENT

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF VARIATIONS FROM THE SUBDIVISION REGULATIONS CODE AND

PLAN COMMISSION

-2-

JUNE 14, 2018

ZONING CODE AND PUD AMENDMENT TO ALLOW EXISTING OVERHEAD COMED UTILITY LINES TO REMAIN ABOVE GROUND ON THE SUBJECT PROPERTY AND IN THE ADJACENT PUBLIC RIGHT-OF-WAY IN LIEU OF BURYING ALL UTILITY LINES.

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to open the public hearing at 7:01 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Sterrett was sworn in and showed a site plan overview of 375-395 Roosevelt Road and 681 Taft Avenue. Village Planner Sterrett stated the petitioner is LM Commercial Development, owner of these properties. Village Planner Sterrett stated the petitioner is requesting a public hearing regarding to allow existing overhead ComEd utility lines to remain above ground on the subject property and in the adjacent public right-of-way in lieu of burying all utility lines. Village Planner Sterrett stated the petitioner is requesting approval of the following:

A. The following variations from the Subdivision Regulations Code:

1. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 215 linear feet of existing overhead ComEd utility lines to remain above ground on the north side of the adjacent Taft Avenue right-of-way running east-west, adjacent to Lots 3 of 4 of the development, in lieu of being buried.
2. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 58 linear feet of existing overhead ComEd utility lines to remain above ground in the Taft Avenue right-of-way running north-south, between the Lot 3 and Lot 5 of the development, in lieu of being buried.

B. The following variations from the Zoning Code:

1. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 130 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground, on the west side of Lot 5 of the development, in lieu of being buried.

2. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 256 linear feet of existing overhead ComEd utility lines running east-west to remain above ground, on the south side of Lot 5 of the development, in lieu of being buried.
3. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 71 linear feet of existing overhead ComEd utility lines running east-west to remain to remain above ground on Lot 4 of the development in lieu of being buried.
4. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 88 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground on Lot 4 of the development in lieu of being buried.

C. An Amendment to the Planned Unit Development to allow certain Existing Overhead ComEd Utilities to remain above ground.

Village Planner Sterrett stated the subject property is made up on 4.11 acres and currently being used for Leslie Car Wash on the western portion of the property (Lot 4). Village Planner Sterrett stated the remainder of the site was previously used for Enterprise Rent-a-Car rental service which recently relocated to the property at 404 Roosevelt Road. Village Planner Sterrett stated the building on the property previously occupied by Enterprise is now vacant and will be demolished for future development. Village Planner Sterrett stated the portion of the property at 375-395 Roosevelt Road is located in the C3 Service Commercial District and a portion of the property at 681 Taft Avenue is in the C4 Office District.

Village Planner Sterrett stated the surrounding land uses and zoning districts are as follows:

North: C3 Service Commercial District - Commercial (Retail/Restaurant uses)
 South: CR Conservation District – Village Links Golf Course
 East: C3 Service Commercial District – Commercial (Alfie's Inn)
 West: C3 Service Commercial District – Commercial (Mattress Firm)

Village Planner Sterrett stated the petitioner received several approvals from the Village Board on November 13, 2017 to redevelop the property for three drive-thru restaurants and a future undetermined use on the Taft Avenue parcel. Village Planner Sterrett stated these approvals included a Major Subdivision to divide the property into five lots, a Preliminary Planned Unit

PLAN COMMISSION

-4-

JUNE 14, 2018

Development (PUD) for the entire site, a Final PUD for Lot 1, and a Special Use Permit for Lot 1 to develop an Andy's Frozen Custard with a drive-thru. Village Planner Sterrett stated a future Buona Beef with a drive-thru is proposed for Lot 3, and no tenant has been secured for Lots 2 or 5 of the development. Village Planner Sterrett stated Leslie Car Wash will remain on Lot 4 and may undergo some site improvements.

Village Planner Sterrett stated as a PUD, the property is required to place all existing and proposed utility lines underground within the boundaries of the PUD, per Section 10-7-5(B) of the Zoning Code. Village Planner Sterrett stated as a Subdivision, the property is required to place all existing and proposed utilities in the adjacent rights-of-way underground, per Section 11-4-8 of the Subdivision Regulations Code, and this includes the existing overhead utilities located in the Taft Avenue right-of-way. Village Planner Sterrett stated at the time of Preliminary PUD approval, the petitioner proposed burying all existing and proposed utilities both within the boundaries of the PUD and in the adjacent Taft Avenue right-of-way. Village Planner Sterrett stated as part of the review process for the site development permit for the property, the petitioner has been working with the appropriate utility companies to relocate all existing above ground utilities underground, both on the property and the in the right-of-way. Village Planner Sterrett stated the petitioner is proposing to place all existing above ground utilities in the Taft Avenue right-of-way underground with the exception of a portion of the ComEd lines. Village Planner Sterrett stated the petitioner is now requesting that 215 linear feet of the existing overhead ComEd lines on the north side of Taft Avenue running east-west remain above ground as well as 58 linear feet of the existing overhead ComEd lines traveling north-south perpendicular to the Taft Avenue right-of-way be allowed to remain in the Taft Avenue right-of-way. Village Planner Sterrett stated the remaining 120 linear feet of the existing overhead ComEd lines in the Taft Avenue right-of-way are proposed to be buried.

Village Planner Sterrett stated the petitioner is proposing that all existing and proposed utilities on the property will be placed underground with the exception of the existing overhead ComEd lines located on Lot 4 and Lot 5 – 545 total linear feet. Village Planner Sterrett stated the petitioner is now requesting that these existing lines remain above ground and referred the Commissioners to the illustration in the packet which identifies the existing ComEd lines proposed to be buried and the lines requested to remain above ground.

Village Planner Sterrett stated over the last several months, the petitioner has discussed burying all existing overhead ComEd lines with ComEd. Village Planner Sterrett stated the petitioner has indicated to staff that burying all existing overhead ComEd lines would be cost prohibitive and would make the project financially unfeasible so the petitioner is then seeking a variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow the existing ComEd lines on Lot 4 and Lot 5 to remain above ground and a variation from Section 11-4-8 of the Glen Ellyn

Subdivision Regulations Code to allow a portion of the existing overhead ComEd lines in the adjacent Taft Avenue right-of-way to remain above ground.

Village Planner Sterrett stated since the proposed project did involve multiple approvals, Village Planner Sterrett wanted the Plan Commission to see what type of utility requirements would kick in based on the type of project. Village Planner Sterrett stated if the proposed project did not involve a PUD or a Subdivision, and was just a project done on one lot with one building on it, the petitioner would not be required to go through the PUD process and would only have to bury just one line. Village Planner Sterrett stated the reason for this is that these are not primary utility lines and are secondary lines. Village Planner Sterrett stated if this did not involve a PUD or a Subdivision, the only thing required to be buried would be anything considered as secondary lines. Village Planner Sterrett stated per the Zoning Code for new construction on a property that does not involve a PUD or a Subdivision, only requires secondary lines to be buried.

Commissioner Heming-Littwin asked if the building that was Grandma Sally's to the west and was rebuilt, these lines were not required to go underground because it was just building on the property. Village Planner Sterrett stated this is correct, and they did not have to bury were not as extensive as this projected project.

Commissioner Rodemann asked about the transformers if all the lines are to be buried. Village Planner Sterrett stated ComEd would have to engineer this in such a way that the transformers would still be required. Commissioner Rodemann stated there are quite a number of pole-mounted transformers and asked if those were remaining. Village Planner Sterrett stated he will defer to the petitioner on this as the petitioner has been have discussion with Com Ed, who has proposed a plan for this.

Commissioner Vondruska asked if the Leslie Car Wash was redeveloped, would this trigger something for the lines then to go underground. Village Planner Sterrett stated the lines coming to the site are servicing the building now, and any new construction does need to bury the lines.

Petitioner's Presentation

Ken Adams, Director of Retail Development at LM Commercial Development located at 115 W. 55th Street in Clarendon Hills, Illinois, was sworn in. Mr. Adams stated an additional pole is being added, and this will be the down-feed pole. Mr. Adams stated electricity will be sent to the down-feed pole which will then go underground to service each building. Mr. Adams stated they were hoping to bury all the lines, but the cost differential has made this infeasible.

PLAN COMMISSION

-6-

JUNE 14, 2018

Mr. Adams stated ComEd's alternative is to bury the electrical lines on the Roosevelt side which would go underground to Taft. Mr. Adams stated there would be a new pole added to bring up the electrical lines so three poles would go away and one would be added.

Mr. Adams stated they did not solve the notion of all the lines being buried as this would cost approximately \$300,000. Mr. Adams stated they could not fully accomplish what the ordinance calls for so they called ComEd to see what the cost would be if all the lines on Roosevelt would be buried, which would be approximately another \$150,000 for engineering and contingency.

Mr. Adams stated they believe they have met the criteria for no reasonable return, and this is not generally applicable to other non-PUD properties. Mr. Adams stated the variations give them the minimal use then, and the variations are due to an extraordinary hardship.

Questions from the Plan Commission

Commissioner Vondruska asked if it would be prohibitively expensive to relocate the transformers. Mr. Adams stated he is not sure on this, but from his understanding, the transformers will come off the poles and onto the ground.

Commissioner Heming-Littwin asked about the property on the south side of Taft Avenue. Mr. Adams stated nothing is happening with this property yet. Commissioner Heming-Littwin asked if the lines would be buried when something is done with this property. Mr. Adams stated the lines would stay above ground as the trees do hide the lines, and these lines do service other properties as well. Commissioner Heming-Littwin asked if the lines were buried, would the lines need to come back up to service the properties to the east to which Mr. Adams stated yes.

Commissioner Hartweg stated he has an office on Taft, and there are electrical service issues at times. Commissioner Hartweg stated he is suspicious of why ComEd cannot do this proposed work more economically due to the electrical service issues. Commissioner Hartweg stated he just wanted to warn the petitioner about this as they could lose time in the future.

Commissioner Rodemann asked what would tie the east and the west. Mr. Adams stated AT&T has done the engineering on this, but Mr. Adams has not seen this yet. Mr. Adams stated they will be providing underground sleeves for all the utilities on the properties. Commissioner Rodemann stated the ultimate goal should be to get all the above ground lines underground.

PLAN COMMISSION

-7-

JUNE 14, 2018

Commissioner Heming –Littwin stated the thought process seems to be that if the Leslie Car Wash site was redeveloped, the lines would go underground. Mr. Adams stated the middle lines where AT&T is would go underground.

Persons in Favor of or in Opposition to the Request

No one spoke in favor or in opposition to this proposed request.

Commissioner Hartweg moved, seconded by Commissioner Heming-Littwin, to close the public hearing at 7:28 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Vondruska stated he does not want to put the project in jeopardy just to ensure all the lines are underground. Commissioner Vondruska stated he understands the spirit of what the Village is trying to do by putting the lines underground to help with aesthetics and possible issues during storms and other things. Commissioner Vondruska stated he can support this project even though it is not ideal to him, but he does not want to hold up the project.

Commissioner Heming-Littwin stated she agrees with Commissioner Vondruska. Commissioner Heming-Littwin stated across the county, there has still been issues with buried lines even with storms and such. Commissioner Heming-Littwin stated the poles will be on Taft and not Roosevelt which is good so she is fine with this. Commissioner Heming-Littwin stated going forward, a pole or something may need to go back up on Taft.

Commissioner Rodemann stated he would like a condition added to the recommendation for this project that an effort is made to bury the lines when the Leslie Car Wash site is redeveloped. Commissioner Rodemann stated he is fine with this project.

Commissioner Hartweg stated he agrees with the Taft piece as no one knows the lines are there. Commissioner Hartweg stated the petitioner has done its due diligence and a good effort on trying to solve this problem.

Commissioner Vavra stated he is fine with this project. Commissioner Vavra stated this project should be a start at this point, and the lines running through the property should ideally be underground.

Chairperson Loch stated she is fine with this project. Chairperson Loch stated she does like the idea of adding a condition to the recommendation that when the Leslie Car Wash site is

redeveloped, the lines need to go underground. Village Planner Sterrett stated they will need to clarify which segment of lines for the condition.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg to recommend the following:

Having considered the application from LM Commercial Development for the approval of variations from Subdivision Regulations Code and Zoning Code to amend the PUD development of 375-395 Roosevelt Road and 681 Taft Avenue development to allow certain existing overhead ComEd utility lines to remain above ground on the subject property and in the adjacent public right-of-way in lieu of burying all utility lines, located at 375-395 Roosevelt Road and 681 Taft Avenue in the C3 Service Commercial District and the C4 Office District, the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packet and the testimony presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the following variation requests:

A. The following variations from the Subdivision Regulations Code:

1. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 215 linear feet of existing overhead ComEd utility lines to remain above ground on the north side of the adjacent Taft Avenue right-of-way running east-west, adjacent to Lots 3 of 4 of the development, in lieu of being buried.
2. A Variation from Section 11-4-8 of the Glen Ellyn Subdivision Regulations Code to allow 58 linear feet of existing overhead ComEd utility lines to remain above ground in the Taft Avenue right-of-way running north-south, between the Lot 3 and Lot 5 of the development, in lieu of being buried.

B. The following variations from the Zoning Code:

1. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 130 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground, on the west side of Lot 5 of the development, in lieu of being buried.

2. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 256 linear feet of existing overhead ComEd utility lines running east-west to remain above ground, on the south side of Lot 5 of the development, in lieu of being buried.
3. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 71 linear feet of existing overhead ComEd utility lines running east-west to remain to remain above ground on Lot 4 of the development in lieu of being buried.
4. A Variation from Section 10-7-5 of the Glen Ellyn Zoning Code to allow 88 linear feet of existing overhead ComEd utility lines running north-south to remain to remain above ground on Lot 4 of the development in lieu of being buried.

- C. An Amendment to the Planned Unit Development to allow certain Existing Overhead ComEd Utilities to remain above ground.

This recommendation is subject to the following condition: if or when the Leslie Car Wash does come down, the associated east-west utility lines in the middle of the lot will be buried.

The motion carried unanimously with six (6) yes votes and zero no votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Rodemann, Vavra and Vondruska and Chairperson Loch voted “yes.”

Chairperson Loch stated the Plan Commission is a recommending body to the Village Board. Village Planner Sterrett stated this item should come before the Village Board for approval on June 25, 2018.

Public Hearing – 395 Roosevelt Road – Buona Beef – Final Planned Unit Development (PUD), Special Use Permit and Sign Variations

On the agenda was a public hearing regarding a public hearing with discussion, consideration, and recommendation regarding a request for approval of the application of a Final Planned Unit Development (PUD), Special Use Permit, and Sign Variations to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development. The property is located at 395 Roosevelt Road, within the C3 Service Commercial district.

PUBLIC HEARING –395 ROOSEVELT ROAD – BUONA BEEF – FINAL PLANNED UNIT DEVELOPMENT (PUD), SPECIAL USE PERMIT AND SIGN VARIATIONS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING AN APPLICATION FOR APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT (PUD), SPECIAL USE PERMIT, AND SIGN VARIATIONS TO CONSTRUCT A BUONA BEEF RESTAURANT WITH A DRIVE-THRU ON LOT 3 OF THE 375-395 ROOSEVELT ROAD DEVELOPMENT.

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to open the public hearing regarding at 7:35 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Sterrett was sworn in and stated petitioner Keystone Ventures, LLC, developer for Buona Beef, is requesting a public hearing regarding an application for approval of a Final Planned Unit Development (PUD), Special Use Permit, and Sign Variations to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development.

Village Planner Sterrett stated that in order to construct the Buona Beef as proposed, the petitioner is specifically requesting approval of the following:

- A. A Final PUD Plan for Lot 3, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
- B. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) for Lot 3 in accordance with Section 10-4-15(B)9 of the Zoning Code
- C. The following variations from the Glen Ellyn Sign Code:
 - 1. A variation from Section 4-5-10(B) of the Sign Code to allow 4 wall signs in lieu of 1 sign permitted.
 - 2. A variation from Section 4-5-10(B) of the Sign Code to allow a marquee sign in the C3 District, which is otherwise not permitted in the C3 District.
 - 3. A variation from Section 4-5-5 of the Glen Ellyn Sign Code to allow LED lighting to outline under the coping of the north elevation of the building which is otherwise prohibited.

Village Planner Sterrett showed an overview map of the property and stated the subject lot is part of the 5-lot commercial development at 375-395 Roosevelt Road. Village Planner Sterrett stated the entire development received Planned Unit Development (PUD) approval for the redevelopment of the site for three restaurant establishments and an office use as well as approval of a Major Subdivision to subdivide the site into 5 lots. Village Planner Sterrett stated

the petitioner is proposing the construction of a Buona Beef Restaurant which will contain a drive-thru as well as an outdoor eating area.

Village Planner Sterrett stated the surrounding land uses and zoning districts are as follows:

North: C3 Service Commercial District - Commercial (Retail/Restaurant uses)

South: CR Conservation District – Village Links Golf Course

East: C3 Service Commercial District – Commercial (Alfie's Inn)

West: C3 Service Commercial District – Commercial (Mattress Firm)

Village Planner Sterrett stated the restaurant will have 41 parking stalls, and the proposed restaurant is consistent with the preliminary PUD approved for the site. Village Planner Sterrett stated the drive-thru will be double-stacked and can hold up to 12 vehicles. Village Planner Sterrett stated staff has no concerns about the vehicles stacking up onto Roosevelt Road. Village Planner Sterrett stated as a part of the development of the entire site, two full access driveways off of Roosevelt Road will be installed on Lots 1 and 3, and this was approved by IDOT.

Village Planner Sterrett stated the staff does have some concern over the proposed 3 perpendicular stalls that will be to the north of the building and to be used as a pick-up area. Village Planner Sterrett stated staff is concerned with this configuration because vehicles entering and exiting these stalls may be inclined to drive on the wrong side of the drive aisle, and staff is also concerned as this pick-up area is also proposed to be in close proximity to the Roosevelt Road access.

Village Planner Sterrett showed a picture of the proposed building and stated the petitioner is also seeking variations from the Sign Code as they are requesting 4 signs in lieu of the maximum of 1 sign that is allowed. Village Planner Sterrett stated a marquee sign is not prohibited in the Sign Code, but also not listed as permitted. Village Planner Sterrett stated the petitioner is also proposing LED strip lighting.

Village Planner Sterrett stated the Plan Commission may want to consider the following conditions as a part of their recommendation:

1. No building permit, with the exception of a demolition permit, shall be issued until all outstanding conditions placed on Ordinance No. 6546 have been addressed.
2. Landscaping, as approved by staff, shall be installed along the western lot line of Lot 3 within six months of the date of the issuance of a temporary certificate of

occupancy unless a Final PUD application for the redevelopment of Lot 4 is submitted within this same time period.

3. Remove or relocate the proposed stalls to be used for a pick-up area for drive-thru vehicles.
4. Any other conditions recommended by the Plan Commission.

Commissioner Hartweg stated the it would be logical and practical to remove the leg on the west side of the pick-up area. Commissioner Vondruska stated that is proposed to be striping and not concrete.

Commissioner Rodemann asked if a landscaping plan will be submitted for the 6-month suggestion for any landscaping. Village Planner Sterrett stated the staff will review this. Commissioner Heming-Littwin stated this part could be a condition, but the petitioner would still need to come to the staff for Landscaping Approval. Village Planner Sterrett stated there are general landscaping options which the petitioner can choose from. Commissioner Heming-Littwin stated there would be a requirement to put landscaping in if the Leslie Car Wash is redeveloped.

Petitioner's Presentation

Sworn in for the petitioner were Tim Hague, President of Keystone Ventures, LLC, in River Forest, Illinois, John Hague, Architect with Hague Architecture in River Forest, Illinois and Ken Adams, Director of Retail Development at LM Commercial Development in Clarendon Hills, Illinois.

Mr. Tim Hague stated they are proposing to put a Buona Beef restaurant at 395 Roosevelt Road, and the Buona Beef restaurants are owned by the Buonavolanto Family. Mr. Tim Hague stated the Buona Beef restaurants started in Berwyn in the 1980's, and now there are 24 locations. Mr. Tim Hague stated the Buona Beef restaurants are brightly colored with a warm feel, and the kitchens are open so the patrons can see in. Mr. Tim Hague stated the drive-thru sales and carry-out sales do usually account for approximately 50% of the sales. Mr. Tim Hague stated the Buona Beef restaurants are committed to the communities they go into.

Mr. Tim Hague stated during a normal lunch hour, the drive-thru can usually have up to 50 vehicles an hour go through so they do use the 3 parking stalls if the cars become queued up. Mr. Tim Hague stated the proposed signage is used in several Buona Beef locations, and the 4 requested signs do communicate the Buona Beef brand.

Mr. John Hague stated they put the design of the building together with the proposed sign package to be seen from different orientations of the building. Mr. John Hague stated the tower on the building will have the Buona Beef logo and be visible to catch the traffic on Roosevelt Road, and the drive-thru sign will help to catch the Roosevelt Road traffic too.

Mr. Adams stated the area between the proposed Buona Beef restaurant and the Leslie Car Wash is a north/south area that is paved. Mr. Adams stated the lease with the Leslie Car Wash does have another 3 years on it so this site will not be redeveloped in the 6 months that was suggested by staff. Mr. Adams stated it might be good to leave this area paved as any landscaping that would be put in would be wasted if the site is redeveloped at some point.

Questions from the Plan Commission

There were no questions from the Plan Commissioners.

Persons in Favor of or in Opposition to the Request

No one spoke in favor or in opposition to this proposed request.

Comments from the Plan Commission

Commissioner Heming-Littwin thanked the petitioner for choosing Glen Ellyn. Commissioner Heming-Littwin stated she is fine with the proposed pick-up area parking stalls as she has seen this work well. Commissioner Heming-Littwin stated she is fine with the signage as it adds to what the building looks like and is tasteful, and the signage can be seen from the Roosevelt Road corridor. Commissioner Heming-Littwin stated she also has no problem with the proposed LED lighting. Commissioner Heming-Littwin stated she is fine with the condition about any outstanding conditions placed on Ordinance No. 6546 being addressed. Commissioner Heming-Littwin stated there is pavement now where the landscaping is proposed, and it would be crazy to ask for the petitioner to put landscaping in which will probably be disturbed; however, she would like a condition added to this ordinance that this will be addressed when the Leslie Car Wash site is redeveloped.

Commissioner Vondruska stated he agreed with Commissioner Heming-Littwin. Commissioner Vondruska stated he is fine with the proposed signage and the drive-thru. Commissioner Vondruska stated he is fine with the discussed area remaining paved, and he wants to ensure this area looks finished.

PLAN COMMISSION

-14-

JUNE 14, 2018

Commissioner Rodemann stated he thinks the proposed signage was done well, and the overall project is nice. Commissioner Rodemann stated he wants to ensure the paved area is maintained.

Commissioner Hartweg stated he is looking forward to this project, and he likes the design.

Commissioner Vavra stated this will be an attractive building, and he does want this business to be successful.

Chairperson Loch thanked the petitioner for coming to Glen Ellyn. Chairperson Loch stated she wants to ensure the discussed area looks nice and finished, and she thinks paving can age and take away from the aesthetics of the look.

Commissioner Vavra moved, seconded by Commissioner Hartweg, to close the public hearing at 8:05 p.m. The motion carried unanimously by voice vote.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Vavra to recommend the following:

Having considered the application from Keystone Ventures, LLC, developer for Buona Beef, is requesting a public hearing regarding an application for approval of a Final Planned Unit Development (PUD), a Special Use Permit for a drive -thru, and Variations from the Sign Code to allow the construction of a proposed Buona Beef restaurant at 395 Roosevelt Road in the C3 Service Commercial District, the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packets and the testimony presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the following variation conditions:

1. No building permit, with the exception of a demolition permit, shall be issued until all outstanding conditions placed on Ordinance No. 6546 have been addressed.
2. Prior to Lot 4 being redeveloped, the area along the Buona Beef western boundary should be maintained in a proper manner, either as sodded or paved, and kept clean and should look finished.
3. Any other conditions recommended by the Plan Commission.

PLAN COMMISSION

-15-

JUNE 14, 2018

The motion carried unanimously with six (6) yes votes and zero no votes as follows: Plan Commissioners Heming-Littwin, Vavra, Hartweg, Rodemann and Vondruska and Chairperson Loch voted “yes.”

Chairperson Loch stated the Plan Commission is a recommending body to the Village Board. Village Planner Sterrett stated this item should come before the Village Board for approval on June 25, 2018.

Trustee’s Report

Village Trustee Pryde stated the Village Board did pass the Zoning Text Amendments that the Plan Commission had worked on. Trustee Pryde stated the Village Board has been talking about a possible parking garage being built behind the Civic Center, and the Village Board is moving toward a consensus on how to pay for this proposed parking garage. Trustee Pryde stated he has no new news on developments.

Village Planner Sterrett stated they will be working to update the Village’s Comprehensive Plan, and the Plan Commission will be involved in-depth with this.

Chairperson Loch asked about progress on the proposed True North gas station. Trustee Pryde stated there has not, but they are in Discovery at this point. Commissioner Heming-Littwin stated the Protect Glen Ellyn website has posted on its site all the motions that are a part of this.

Trustee Pryde stated they are moving forward with the first-floor renovation of the Civic Center, and additional renovations for the Civic Center’s HVAC system and infrastructure items have been added, which may cost an additional \$500,000 to \$1,000,000.

Chairperson’s Report

Chairperson Loch stated she did attend a TIF meeting in the past few days, and she is happy to see the monies going into the TIF are being used.

Staff Report

Village Planner Sterrett stated the Plan Commission will be working on a Sign Code update this summer. Village Planner Sterrett stated the staff has made a list of possible Sign Code changes as variations have come up.

PLAN COMMISSION

-16-

JUNE 14, 2018

Village Planner Sterrett introduced Planning Intern Evan Clements who has been with the Village for six months. Planning Intern Clements stated he is working on a variation for 560 Crescent.

Other Business

None

Adjournment

Commissioner Heming-Littwin moved, seconded by Commissioner Vondruska, to adjourn the meeting at 8:20 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/28/18 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3421)

DOC ID: 3421 A

Common Good Bar LLC., is seeking a Zoning Variation to allow the operation of a sit-down restaurant without providing the required amount of parking on site for the use.

PETITIONER: The petitioner is Charles Melazzo, owner of Common Good Bar LLC., and lessee of the property located at 560 Crescent Boulevard.

REQUEST: The petitioner has requested a public hearing regarding an application for approval of a Zoning Variation. The petitioner will be renovating the existing building to accommodate a new bar concept. Common Good Bar will be repurposing the vacant storefront into an upscale cocktail bar that will have food available from local businesses.

In order to move forward with the project, the petitioner is specifically requesting approval of the following variation from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-17-2(G) to permit the operation of a sit down restaurant with up to 42 indoor seats with 0 public parking spaces provided on site, in lieu of the 11 public parking spaces required.

**LOCATION/
EXISTING
CONDITIONS:**

The subject property is located on the north side of Crescent Boulevard between Forest Avenue and N. Park Boulevard. The building is just north of the METRA station. The Common Good Bar will occupy the east unit of the three unit building which is currently vacant. The adjacent unit to the west is an antique store and the third unit is an insurance office located in the basement and accessed from around the corner on Forest Avenue.

ZONING:

The property is zoned C5B Central Business District - Central Service Subdistrict. The land use and zoning of the properties in the surrounding area are identified below:

<u>Land Use</u>	<u>Zoning</u>
North: Commercial/Service	C5B
South: Conservation Recreation	CR
East: Commercial/Service	C5B
West: Commercial/Retail Core	C5A

**PUBLIC
HEARING:**

Notice of the public hearing was published in the June 13, 2018 edition of the Daily Herald. Property owners within 250 feet of the property were notified by mail of the public hearing and a placard was placed on the site.

**PROJECT
SUMMARY:**

The petitioner is repurposing the vacant retail space into a sit-down restaurant/cocktail bar that will also offer retail options during the day (bottles of liquor for sale). The business intends to operate in a retail capacity only from 3:30pm to 5:00pm. It will then switch over to bar service from 5:00pm to 11:00pm on weekdays and 5:00pm to 1:00am on Fridays and Saturdays. The bar will offer food from local businesses such as Blackberry Market and Bang Bang Pie & Biscuits, but will not actually prepare any food on-site. The petitioner plans to retrofit the interior of the space and construct a patio for outside seating along with an ADA compliant access ramp at the entrance to the building.

Parking Spaces. The site was previously a retail use with approximately 750 square feet of gross floor area. In accordance with section 10-4-17-2(G) the site would be credited 3 parking spaces, regardless if those spaces are actually provided. With a change in use to have a sit down restaurant they would be required to provide 1 space for every 3 indoor seats. With 42 seats planned, and the credit of three spaces the requirement for parking would be 11 parking spaces.

While the property does have a parking lot located to the north of the building the lease does not allow the parking lot to be used for customers and can only be used for employees. The METRA parking lot across the street is available to the public and free after 11:00am. The subject property is also located across from the C5A district, which does not require that businesses provide parking. If this business were to locate two store fronts to the west it would not need to apply for this variation.

**PLAN
COMMISSION**

ACTION:

The Plan Commission should consider the petitioner's request for approval of a Zoning Variation and make a recommendation to the Village Board for approval, approval with conditions or denial.

ATTACHMENTS:

- Aerial Photo
- Zoning and Location Map
- Notice of Public Hearing

- Location Map for Public Hearing Notice
- Mailing Labels for Public Hearing Notice
- Certificate of Publication
- Applicable Section of Code
- Petitioner's Application Packet
- Plat of Survey
- Floor Plan
- Photos - existing conditions
- Google - Aerial View

cc: Staci Hulseberg, Planning and Development Director
 Jeff Romack, Project Architect
 Charles Melazzo, Common Good Bar, LLC.

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Crescent\Crescent 560, Common Good, ZV\PC Staff Report_DRAFT.doc

ATTACHMENTS:

- Aerial View (PDF)
- Zoning & Location Map (PDF)
- Public Hearing Notice (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing Labels for Public Hearing Notice (PDF)
- Certificate of Publication (PDF)
- Applicable Section of Code (PDF)
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- Floor Plan (PDF)
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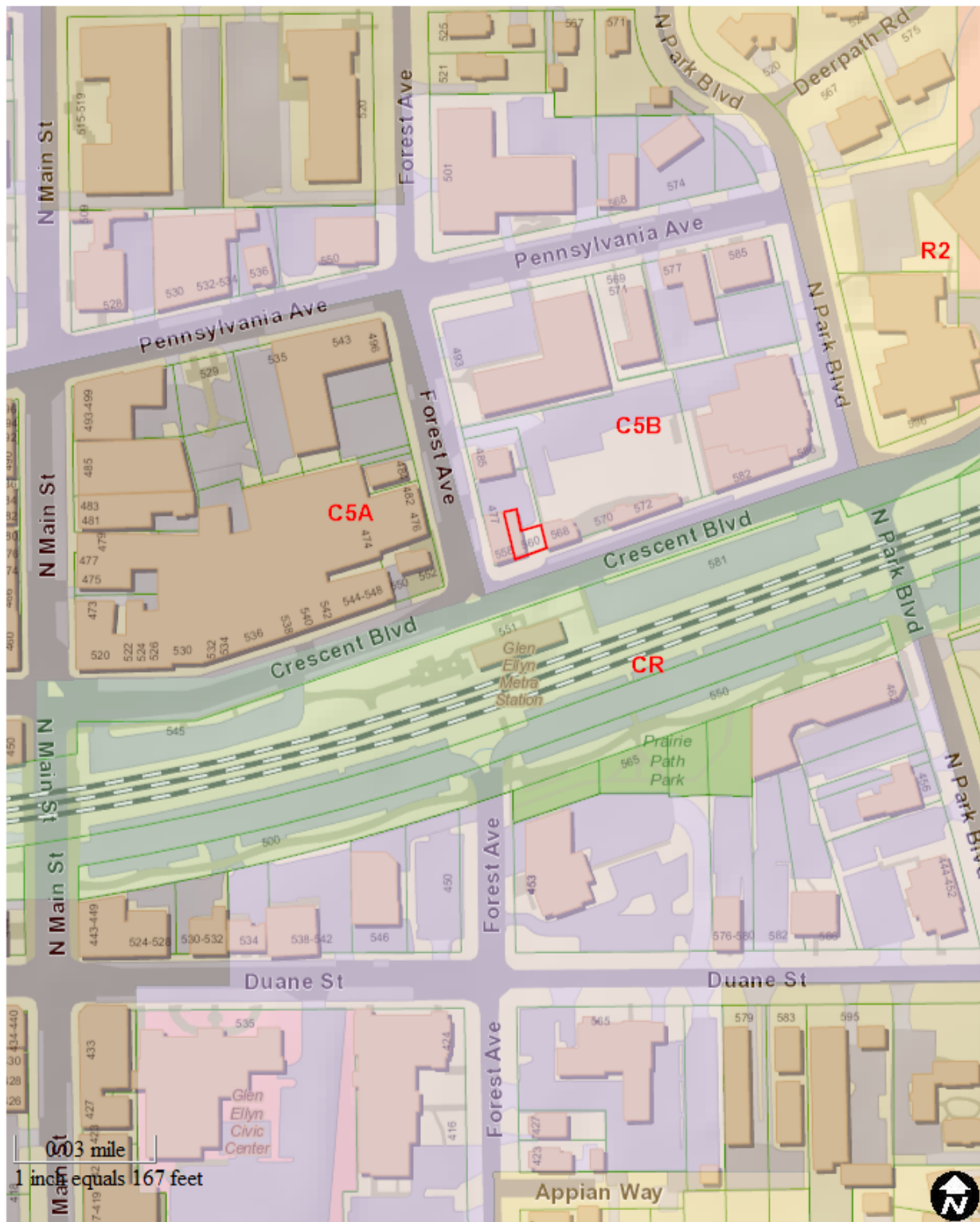
Map created on June 21, 2018.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Attachment: Aerial View (3421 : 560 Crescent Blvd., Parking Variation, Common Good Bar)



Map created on June 22, 2018.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



NOTICE OF PUBLIC HEARING

Charles Melazzo, owner of Common Good Bar DOM LLC, and tenant of 560 Crescent Boulevard, is requesting a public hearing for a variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. The subject property is located at the northeast corner of Crescent Boulevard and Forest Avenue, commonly known as 560 Crescent Boulevard, in the C5B Central Business District Service District, and is legally described as follows:

OF LOT 6 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 THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-11-318-007

Before the Glen Ellyn Village Board can consider the request for a variation to the Zoning Code, the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on **Thursday, June 28, 2018, 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.

The Plan Commission will consider the following Variation to the Zoning Code:

Section 10-4-17-2(G)19 – to allow the operation of a sit down bar/restaurant with up to 42 indoor seats with 0 public parking spaces provided on site, in lieu of the 11 parking spaces required.

All persons who are interested are invited to attend the public hearing to listen and be heard. Information related to the request, including the plans for the proposed project are available for public review at any time before or after the meeting between the hours of 8:00 a.m. and 4:30 p.m. in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Kelly Purvis, Planner, 630-547-5371.

Individuals with disabilities who plan to attend the meeting 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 Brian Baltudis at (630) 547-5209 at least 24 hours in advance of the meeting.

Kelly Purvis,
Planner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Crescent\Crescent 560, Common Good, ZV\Public Hearing\Public Hearing Notice-Zoning.docx

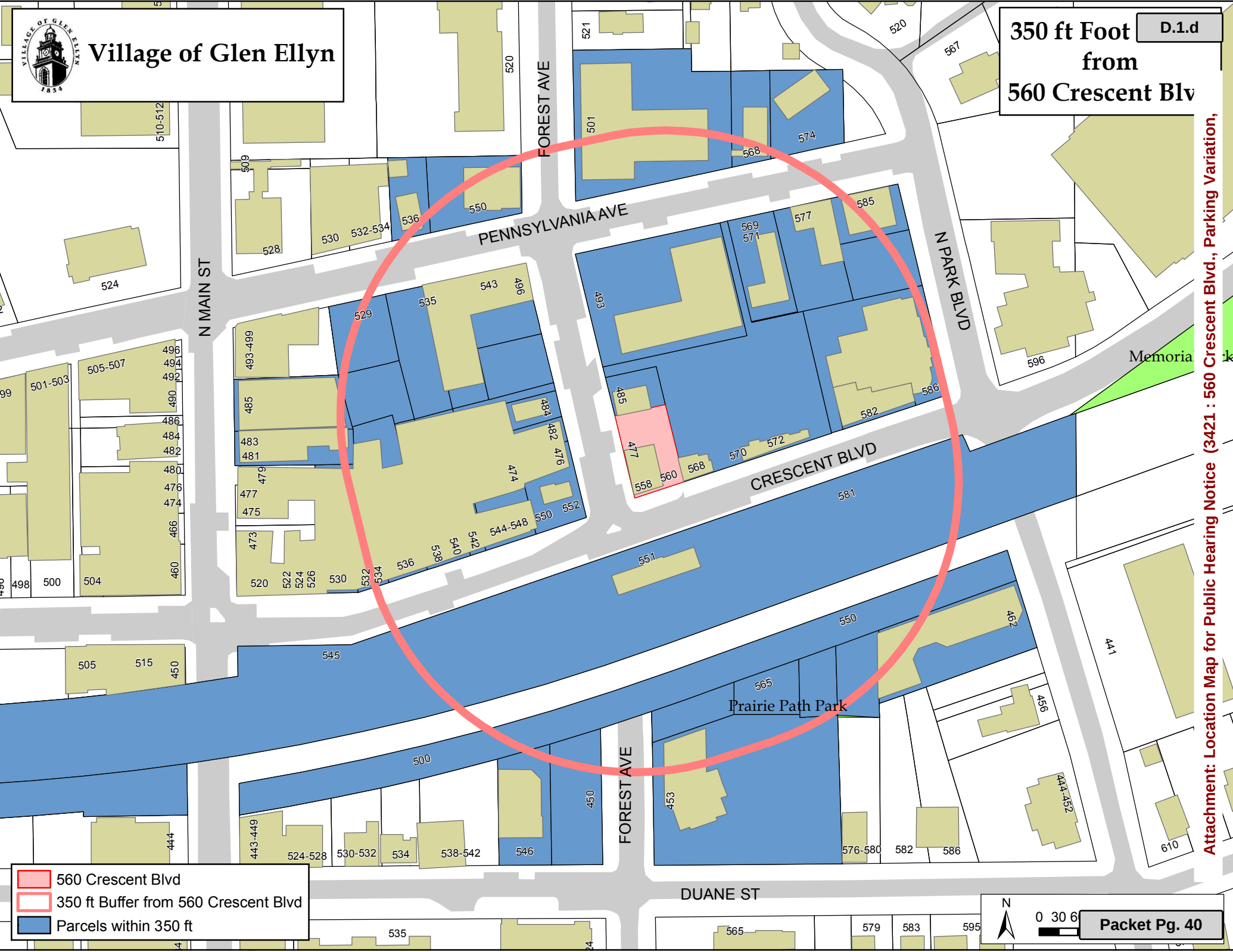
Attachment: Public Hearing Notice (3421 : 560 Crescent Blvd., Parking Variation, Common Good Bar)



Village of Glen Ellyn

**350 ft Foot
from
560 Crescent Blv**

D.1.d



- 560 Crescent Blvd
- 350 ft Buffer from 560 Crescent Blvd
- Parcels within 350 ft



0 30 60

Packet Pg. 40

Attachment: Location Map for Public Hearing Notice (3421 : 560 Crescent Blvd., Parking Variation,

RAMMER LLC
544 HILLSIDE AVE
GLEN ELLYN IL 60137

MURRAY, PATRICIA
550 PENNSYLVANIA AVE
GLEN ELLYN IL 60137

568 PENNSYLVANIAE LLC
2111 STONEBRIDGE
WHEATON IL 60187

NELSON, DARYL GUNNAR
574 PENNSYLVANIA AVE
GLEN ELLYN IL 60137

LUBOWICH, SHIRLEY
4545 W DAVIS ST
SKOKIE IL 60076

SOMOLIK SR, RICHARD D
165 GERALDINE CT
SOMONAUK IL 60552

240 PROPERTIES LLC
17W620 14TH ST 201
OAKBROOK TERR IL 60181

542 CRESCENT BLVD LLC
1N282 PARK BLVD
GLEN ELLYN IL 60137

GLEN RECREATION ONE
4840 N TALMAN
CHICAGO IL 60625

535 PENN LLC
535 PENNSYLVANIA AVE
GLEN ELLYN IL 60137

JEGEN, WILLIAM
536 CRESCENT 2ND FL
GLEN ELLYN IL 60137

GLEN RECREATION LLC
4840 N TALMANAVE
CHICAGO IL 60625

GRACE LUTHERAN CHURCH
493 FOREST AVE
GLEN ELLYN IL 60137

AIM PENNSYLVANIA LLC
600 ENTERPRISE DR 120
OAK BROOK IL 60523

585 PENN LLC
505 ECHO CIR
MARCO ISLAND FL 34145

CHO, JINHO
4455 BRUMMEL ST
SKOKIE IL 60076

SIGN OF THE WHALE LLC
558 CRESCENT BLVD
GLEN ELLYN IL 60137

PENNSYLVANIA BLDG PRTNR
497 MAIN ST
GLEN ELLYN IL 60137

582 CRESCENT LLC
582 CRESCENT BLVD
GLEN ELLYN IL 60137

DUPAGE COUNTY HWY DEPT
130 N COUNTY FARM RD
WHEATON IL 60187

PALICKI, WILLIAM & SHERYL
546 DUANE ST
GLEN ELLYN IL 60137

GLEN ELLYN PARK DIST
185 SPRING AVE
GLEN ELLYN IL 60137

GLEN CROSSING
1263 S HIGHLAND AVE
LOMBARD IL 60148

US BANK CORP
2800 E LAKE ST
MINNEAPOLIS MN 55406

MAGNAN, KARLA B
501 FOREST AVE 305
GLEN ELLYN IL 60137

LAKHANI, ALNOOR & NOUREEN
570 CRESCENT BLVD 309
GLEN ELLYN IL 60137

SPECK, BONITA A
586 CRESCENT BLVD 207
GLEN ELLYN IL 60137



CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published June 13, 2018 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Designee of the Publisher and Officer of the Daily Herald

Control # 4502606

NOTICE OF
PUBLIC HEARING
Charles Melazzo, owner of
Common Good Bar DOM
I.L.C., and tenant of 560 Cres-
cent Boulevard, is request-
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variation in accordance
with Section 10-10-12 of the
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The subject property is lo-
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All persons who are inter-
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related to the request, in-
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proposed project are avail-
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time before or after the
meeting between the hours
of 8:00 a.m. and 4:30 p.m. in
the Planning and Develop-
ment Department of the
Civic Center, 535 Duane
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Questions related to the re-
quest should be directed to
Kelly Purvis, Planner, 630-
547-5371.
Individuals with disabilities
who plan to attend the meet-
ing and who require certain
accommodations in order to
allow them to observe and
participate, or who have
questions regarding the ac-
cessibility of the meeting or
facilities, are requested to
contact the Brian Baltzdis
at (630) 547-5209 at least 24
hours in advance of the
meeting.
Kelly Purvis,
Planner
Published in Daily Herald
June 13, 2018 (4502606)

Attachment: Certificate of Publication (3421 : 560 Crescent Blvd., Parking Variation, Common Good Bar)

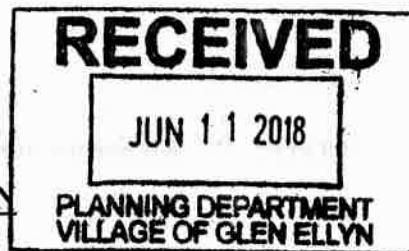
Applicable Section of Code

10-4-17-2(G)

Parking and loading requirements: Each existing use within the C5B sub-district shall be treated as though it meets the parking regulations of this section. Each building or site shall be credited with the number of parking spaces necessary to meet the applicable parking requirement for the existing use of that building or site, regardless of whether or not the number of required parking spaces actually exist. Any new use which is subject to the same parking requirement as the previous use which occupied the building or site shall not be required to provide additional parking spaces. Any new use which is subject to a different parking requirement shall provide only the additional number of parking spaces above the number of spaces credited to that site necessary to meet the applicable parking requirement. New buildings that involve the demolition or reconstruction of 50 percent or more of the exterior surface of the existing building shall include parking spaces as provided for below. Additional parking spaces shall also be required for all building additions, but the number shall be based solely on the square footage of the addition.

1. All buildings except those specified below: One space for each 250 square feet of gross floor area.
2. Automobile sales: Three spaces for each 1,000 square feet of gross floor area, plus one space for each 2,000 square feet of gross land area.
3. Bowling alley: Four spaces for each bowling lane.
4. Car wash: One space for each two employees, plus reservoir space equal to five times the maximum capacity of the washing unit.
5. Church: One space for each four seats in the main auditorium.
6. Club and lodge: One space for each 300 square feet of gross floor area.
7. Congregate housing: One space for each two bedrooms.
8. Dwelling unit: Efficiency - one space; one bedroom - one and one-half spaces; two bedrooms and over - two spaces.
9. Group home: One space for each 1,000 square feet of gross floor area.
10. Hospital: Two spaces for each bed.
11. Hotel: One space for each lodging unit.
12. Indoor theater: One space for each three seats.
13. Light manufacturing: Two spaces for each three employees.
14. Medical and dental clinic: One space for each 200 square feet of the gross area used for clinic.
15. Mortuary: One space for each 200 square feet of gross floor area.
16. Other indoor recreation: One space for each 200 square feet of gross floor area.
17. Private school: One space for each four students, based on design capacity.
18. Public schools: For high schools - one space for each employee, plus one space for each five students, based on design capacity; for elementary schools - one space for each employee plus eight additional visitor spaces.
19. Restaurant (sit down): One space for each three seats provided in eating or drinking areas.

VILLAGE OF GLEN ELLYN
 535 Duane Street
 Glen Ellyn, Illinois 60137
 (630) 547-5250



APPLICATION FOR VARIATION

For the property at 560 Crescent Blvd, Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

You may attach separate sheets as needed to answer any of the following questions.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: Charles Melazzo

Address: 3308 N Karlov Ave, Chicago IL 60641

Home Phone No.: 630-3994455 Cell Phone No.: 630-3994455

Fax No.: _____

E-mail: Mike@cgcocktails.com

Ownership Interest in the Property in Question:

I am currently the owner of the business that is leasing the
 560 Crescent space from Sign of the Whale anqtues

Attachment: Petitioner's Application (3421 : 560 Crescent Blvd., Parking Variation, Common Good Bar)

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

Sign of the Whale
558 Crescent Blvd
Glen Ellyn IL 60137

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

YES

NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

YES

NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:Common address: 560 Crescent Blvd, Glen Ellyn ILPermanent tax index number: 05-11-318-007

Legal description:

See attached Plat Survey

Zoning classification: C5BLot size: 101.8 ft. x 66.6 ft. Area: 6779.88 sq. ft.Present use: RetailIV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

The current zoning for the space at 560 Crescent Blvd requires us to provide 1 public parking stall for every 3 seats. With our desired seating of up to 40 inside we would be required to provide 11 stalls.

However, there is no public parking available on premise for 560 Crescent Blvd. The lot behind the building is for employee parking only, and our lease prohibits us from allowing customers to park in the lot.

In order for us to provide seating for guests for the increased usage of the space we request the following variation:

Section 10-4-17-2(g) - To permit the operation of a sit down bar/restaurant with up to 42 indoor seats with 0 public parking spaces provided on site, in lieu of the 11 parking spaces required.

Such an exemption would allow us operate similarly to businesses in district C5A (which is located directly across the street from 560 Crescent) which are not required to provide on premise parking.

Estimated date to begin construction: June 1, 2018

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Jeff Romack and ECA Architects and planners
24 N Bennet St, Geneva IL 60134

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

Our location does not allow us to provide the amount of parking spots currently stipulated by the zoning.

We have no public parking lot from which to provide parking spots for customers.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

We are retrofitting an existing space, and therefor do not have the ability to provide the required parking spaces on site.

If the current zoning stipulations were enforced, we can only provide 9 seats for guests.

OR

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The property is being retro fitted for the new use, and does not have space needed to add public parking stalls

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

The variation would not alter the character or quality of the property, as there is currently no public parking available as is. We would simply ask our customers to utilize street or Metra lot parking, just as current customers of 560 Crescent blvd have done to date.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

There is simply no publically available lot available to our business. Use of the current lot is not allowed by our lease, and the lot is not large enough to provide the necessary parking even if it were.

We are facing similar challenges to businesses in the C5A zoning district across the street from us, which have no access to lots and are therefore not required to provide public parking spaces.

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

Other spaces within the zoning district are not facing similar challenges of occupancy to parking availability.

Many of the other businesses aren't in need of the larger occupancy that ours is facing (we hope to attract walking traffic as well as Metra commuters from the city).

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The variation is necessary for our business to function properly on a basic level, not simply to lower cost. Without a variation we would be unable to provide the necessary seating for guests.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

The hardship is simply a function of the fact that the property provides no public parking.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

The variation creates no substantive change to the current parking situation. The variation would simply put us in line with business across the street which don't offer on premise parking to guests. We would just be asking guests to continue to utilize street and Metra lot parking.

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

This variation doesn't involve any construction.

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

This variation involves no construction or change to facilities.

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

The variation would simply put us in line with businesses in the zone C5A which is across the street. We would similarly ask guests to use current street and Metra lot parking.

- d. Diminish or impair property values within the neighborhood;

The variation involves no construction or alteration to property.

- e. Unduly increase traffic congestion in the public streets and highway;

The variation would simply let us have guests utilize the ample street and Metra lot parking. The lot across the street has ample parking after 11AM (our business hours don't begin until well after this hour).

- f. Create a nuisance; or

The variation would not alter the current parking situation. Only allow us to operate a business with increased seating. A business that we believe will be a positive cultural addition to the neighborhood.

- g. Results in an increase in public expenditures.

As we encourage guests to use the metered parking in the area, we believe that the increased traffic caused by the business would increase revenue, rather than increase expenditures.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

The variation we are requesting would not constitute a significant change to the property (it currently offers no public parking, and has to date required street parking by guests).

The variation would simply allow us to offer a reasonable amount of seating for our guests, and operate like business in the zone C5A which is right across the street from us. Businesses in this zone are able to provide ample seating and occupancy, in spite of being unable to provide public parking on premise.

8. Please add any comments which may assist the commission in reviewing this application.

We are excited to bring a project like this to Glen Ellyn. We believe that it will constitute a significant cultural addition to the downtown area, driving local traffic as well as traffic from downtown via the Metra. We will offer a wide variety of cocktails developed in house using a range of techniques and equipment (centrifuge, dehydrators, vacuum chambers, and a custom highball machine from Japan; one of only 8 currently in the country); as well as classic cocktails, beer and wine by the glass. We will also offer curated collection of spirits, as well as a portfolio of rare and antique spirits to guests. While our focus will be on drinks, we will also offer food provided by Blackberry Market as well as Pie and Dessert from Bang Bang Pie & Biscuits. Our current proposed hours of operation will be retail only from 3:30PM-5PM (retail only) and from 5PM-11PM Weekdays and 5PM - 1 AM Fridays and Saturdays. We will have up to 5 employees working on sit at any given time. As we operate in the evenings, our customers

As we invest substantially in retrofitting the space for the increased traffic, we ask the village to grant us a variation that will allow us to utilize the seating area of the space even though we are unable to provide public parking on premise.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

<u>6/11/18</u>	<u>Charles M Melazzo</u>	<u>[Signature]</u>
Date	Print Name	Signature of Applicant

_____	_____	_____
Date	Print Name	Signature of Applicant

_____	_____	_____
Date	Print Name	Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, Virginia G. Larsen & Caroline H. Jacobsen owner of the property described as

560 Crescent Blvd
Glen Ellyn, IL 60137

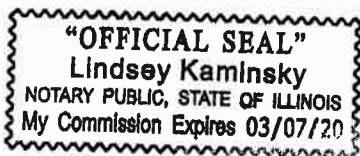
verify that Charles Melazzo
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission,
Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given
applicant is actual notice to owner.

Caroline H. Jacobsen
Owner Signature
[Signature]

Subscribed and sworn to before me this

11 day of June, 2018
Lindsey Kaminsky

Notary Public



Attachment: Petitioner's Application (3421 : 560 Crescent Blvd., Parking Variation, Common Good Bar)

OWNERSHIP BY A CORPORATION

Date: 6/11/18Address: 558 Crescent Blvd

Legal Description:

Sign of the Whale LLC

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: Virginia Larsen Address: 558 Crescent Blvd. % GE 1/3Name: Caroline H. Jacobsen Address: 558 Crescent Blvd % 1/3

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Attachment: Petitioner's Application (3421 : 560 Crescent Blvd., Parking Variation, Common Good Bar)

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

--

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

AFFIDAVIT OF AUTHORIZATION

I, Barbara H. Lemme owner of the property described as

560 Crescent Blvd
Glen Ellyn, IL 60137

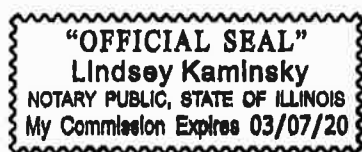
verify that Charles McLean
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission,
Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given
applicant is actual notice to owner.

Barbara H. Lemme
Owner Signature

Subscribed and sworn to before me this

14 day of June, 2018
Lindsey Kaminsky

Notary Public



Attachment: Petitioner's Application (3421 : 560 Crescent Blvd., Parking Variation, Common Good Bar)

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

<u>6/14/18</u>	<u>Charles Melazzo</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

Attachment: Petitioner's Application (3421 : 560 Crescent Blvd., Parking Variation, Common Good Bar)

OWNERSHIP BY A CORPORATION

Date: June 14, 2018

Address: _____

Legal Description:

--

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: Barbara H Lemme Address: 558 Crescent Blvd % 1/3

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Attachment: Petitioner's Application (3421 : 560 Crescent Blvd., Parking Variation, Common Good Bar)

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

--

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

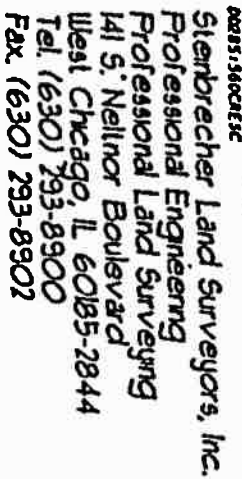
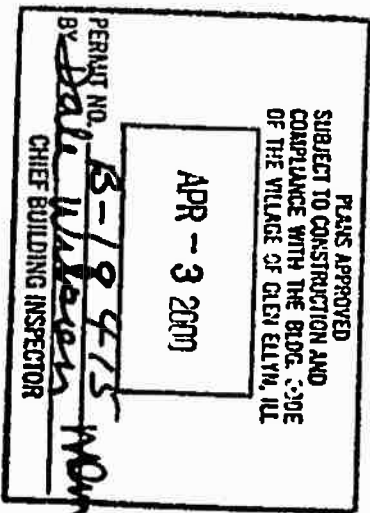
Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

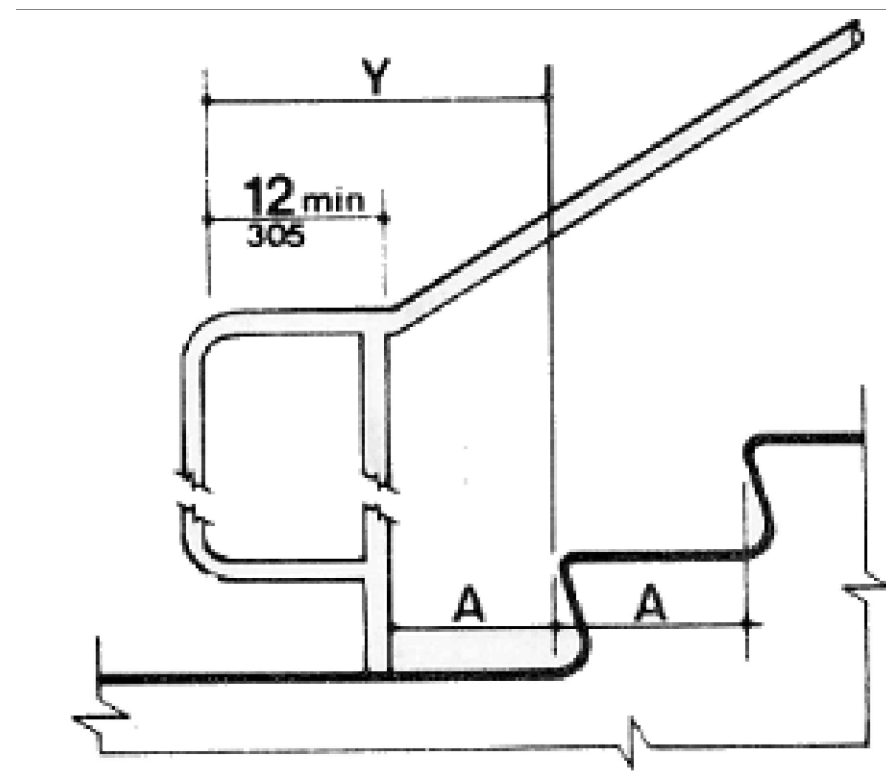
Packet Pg. 60

This property is known as 560 Crescent Blvd., Glen Ellyn, IL.
Ordered by: Atty. John M. Mulherin Owner: Leonard Doering



This is to certify that we, Steinhilber Land Surveyors, Inc., have surveyed the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof.

by: Robert A. Walker Jr.
Professional Land Surveyor



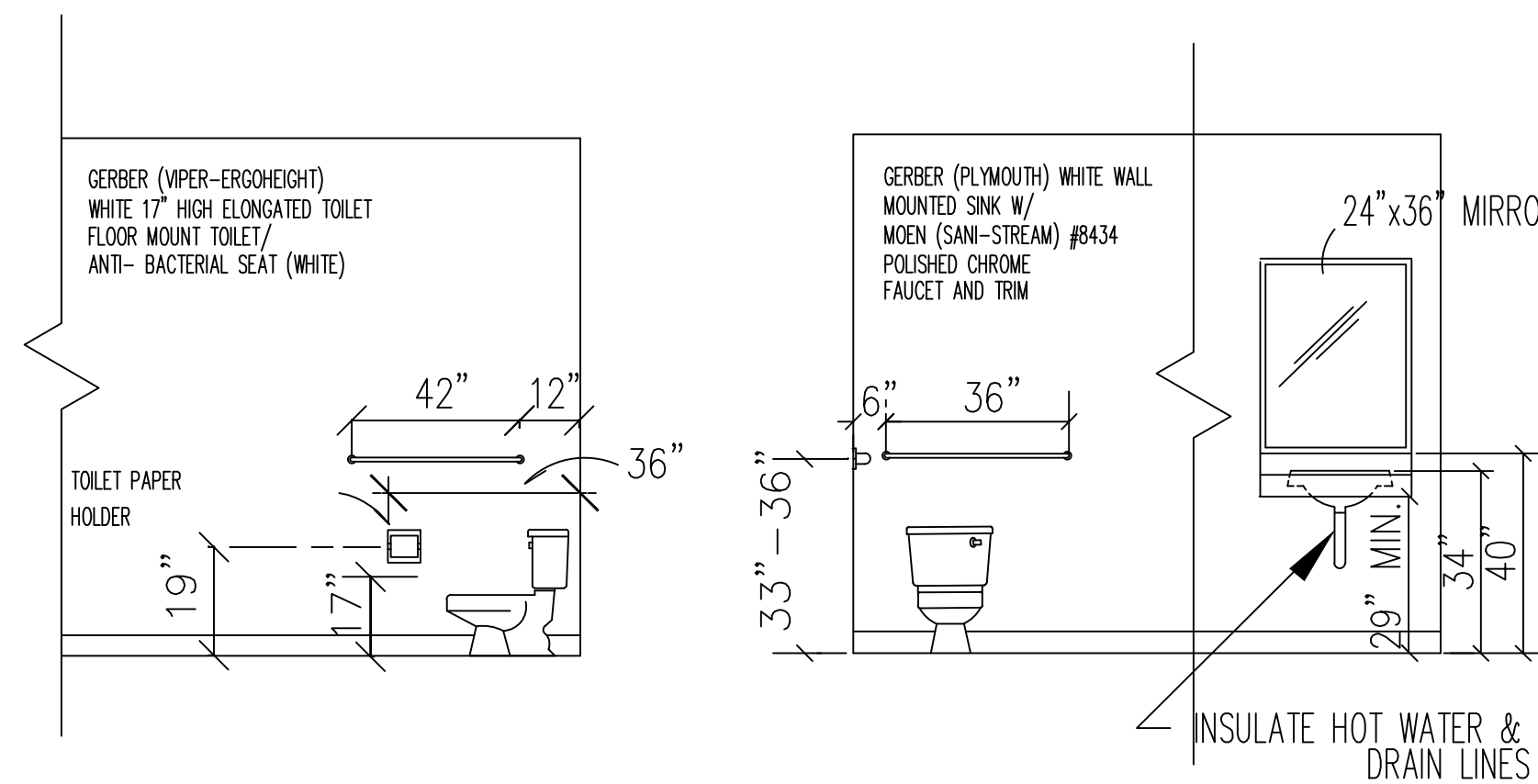
DETAIL

WALL TYPES

- 1 FRAME PARTITIONS USING 3 5/8 INCH METAL STUDS AT 16 INCHES O.C. W/ 5/8 INCH GYPSUM BOARD. PROVIDE FULL THICKNESS SOUND TYPE INSULATION WITHIN STUD CAVITY FULL HEIGHT OF PARTITION. SET ALL GYPSUM BOARD LAYERS SET IN A GENEROUS BEAD OF SOUND CAULK AT FLOOR. FINISH ALL EXPOSED GYPSUM BOARD BY ADEQUATELY PREPARING FOR PAINT FINISH.
- 2 EXISTING - TYPICAL

DEMOLITION NOTES

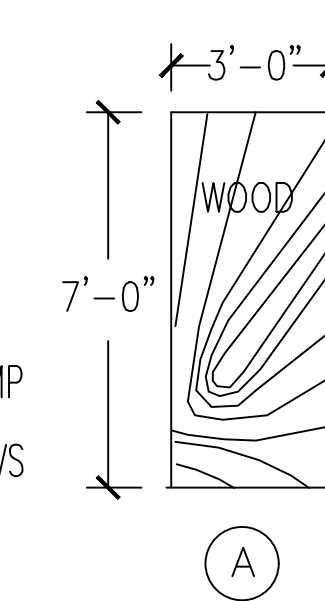
- ① REMOVE EXISTING STUDS & DRYWALL.
- ② REMOVE EXISTING CONCRETE STEPS.
- ③ REMOVE EXISTING DOOR AND CHANGE SWING DIRECTION.
- ④ REMOVE EXISTING TOILET AND SINK.



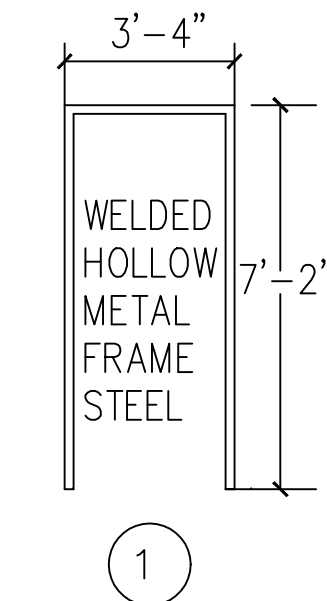
ADA COMPLIANCE

TYPICAL BATHROOMS

NOTE: ALL HANDICAP SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN.



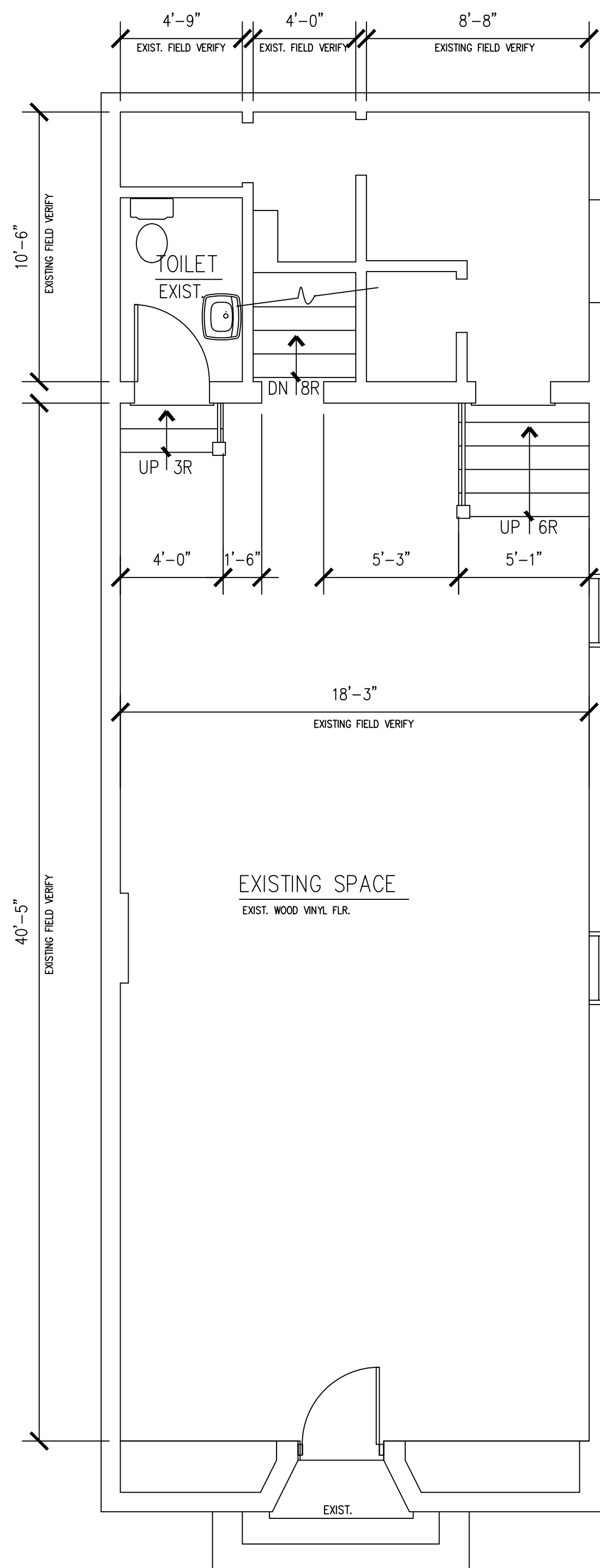
DOOR TYPES



FRAME TYPES

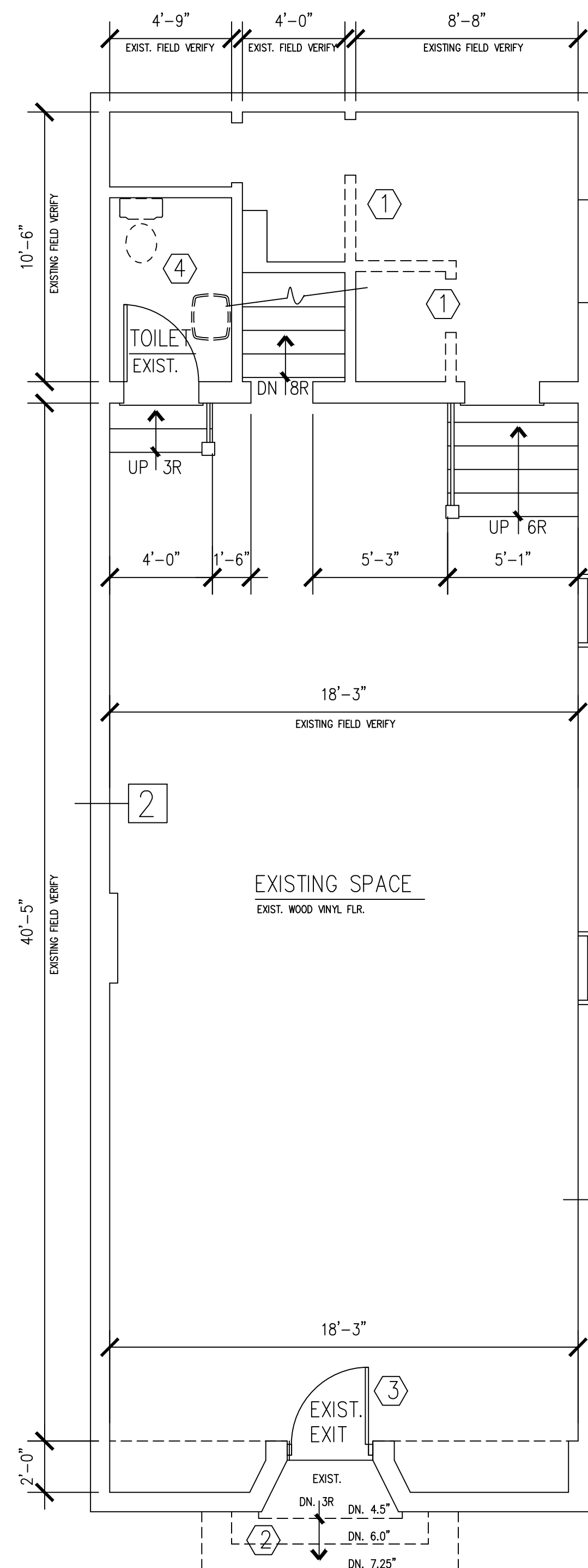
NOTE: ALL HANDICAP SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN.

REVISIONS -	
GLEN ELLYN REVISIONS - 5.16.18	△



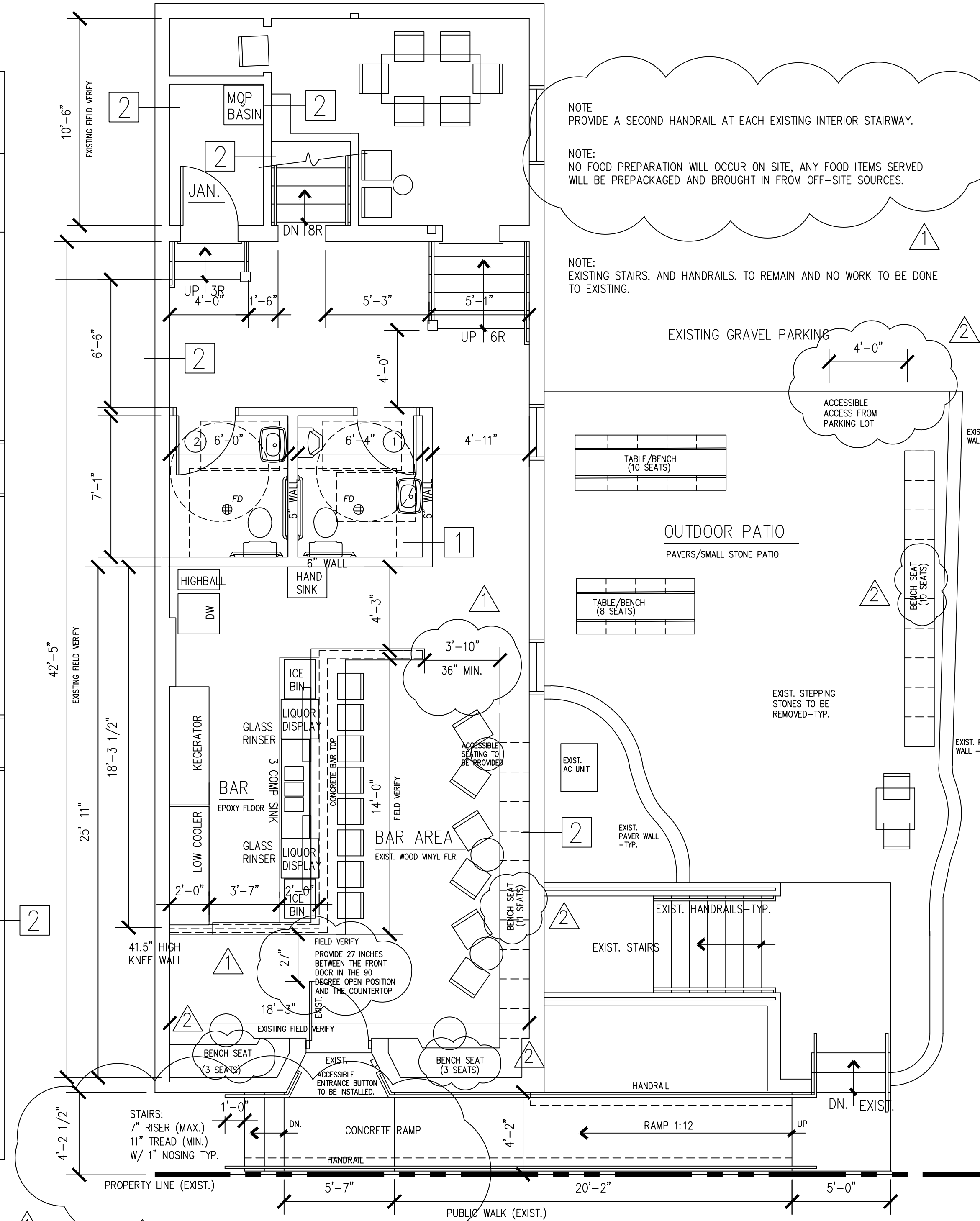
EXISTING PLAN

FIRST FLOOR



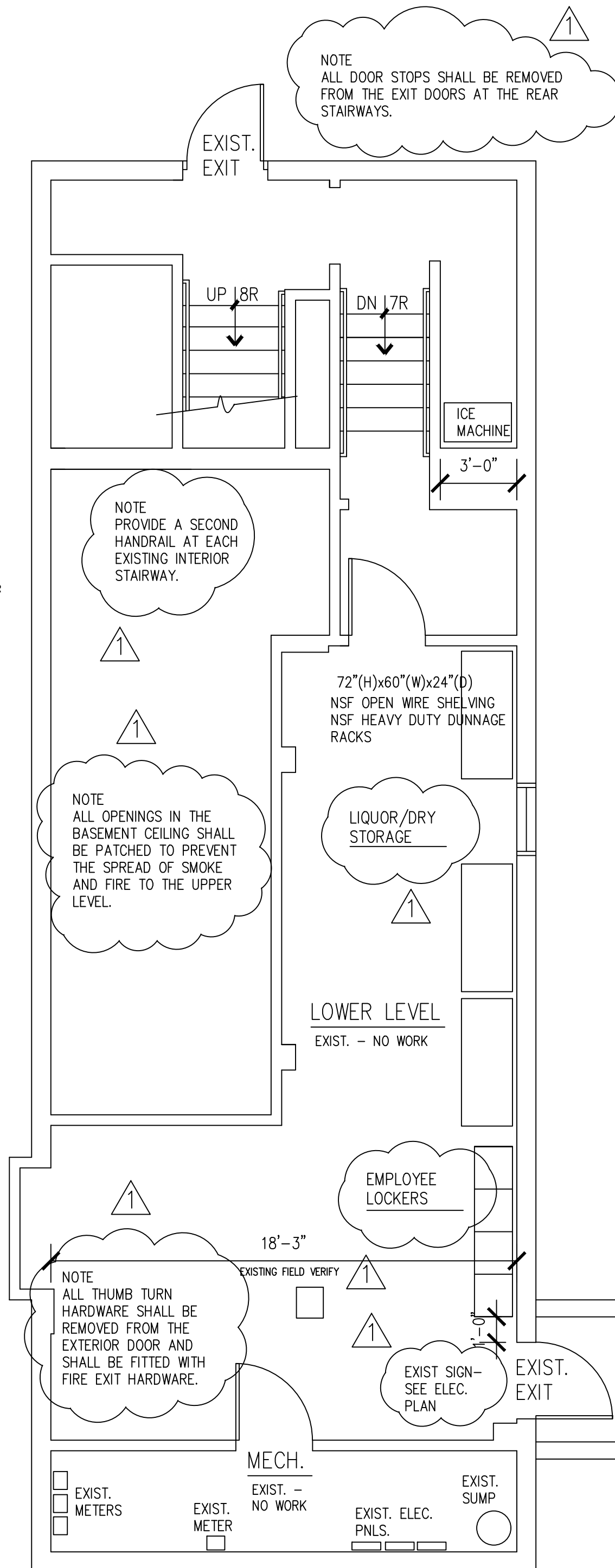
DEMOLITION PLAN

FIRST FLOOR



PROPOSED PLAN

FIRST FLOOR



DEMOLITION PLAN

LOWER LEVEL

INTERIOR REMODELING FOR:

COMMON GOOD
560 CRESENT
GLEN ELLYN, ILLINOIS

ROMACK ASSOCIATES
DESIGNERS • PLANNERS

220 N SLEIGHT STREET
GLEN ELLYN, IL 60140
C 630 877 6650

DRAWN	JSR
DATE	5.1.18
PROJECT	INTERIOR REMODEL
SCALE	1/4" = 1'-0"

SHEET

A1

FLOOR PLAN

HANDRAILS:
ALL HANDRAILS SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 36 INCHES HIGH, MEASURED ABOVE THE STAIR TREAD NOSING.

GRASPABILITY:
ALL HANDRAILS SHALL HAVE CIRCULAR CROSS-SECTION WITH AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 1.5 INCHES.

560 Crescent Boulevard – Existing Conditions



Attachment: Photos - Existing Conditions (3421 : 560 Crescent Blvd., Parking Variation, Common Good Bar)



