

MINUTES
REGULAR PLAN COMMISSION MEETING
NOVEMBER 8, 2018

Call to Order

The regular meeting of the Plan Commission was called to order by Acting Chairperson Tracy Heming-Littwin at 7:00 p.m. Plan Commissioners Lloyd Berry, Angela Fanella, Phillip Hartweg, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Chairperson Mary Loch was excused. Also present were Planning and Development Director Hulseberg, Village Planner John Sterrett, Village Planner Kelly Purvis, Village Trustee Craig Pryde and Recording Secretary Debbie Solomon

A quorum was present.

Public Comment

None

Approval of Plan Commission Draft Minutes

Commissioner Saeed moved, seconded by Commissioner Berry, to approve the minutes of the October 25, 2018 Plan Commission meeting. The motion carried with eight (8) yes votes as follows: Plan Commissioners Berry, Fanella, Hartweg, Mulherin, Rodemann, Saeed, Vondruska and Acting Chairperson Heming-Littwin voted "yes."

Public Hearing – Zoning Map Amendment for the Maple Hollow & Lynnwood Subdivisions

On the agenda was a public hearing to determine the appropriate zoning districts for the Maple Hollow and Lynnwood Subdivisions upon their Annexation to the Village.

PUBLIC HEARING – ZONING MAP AMENDMENT FOR THE MAPLE HOLLOW & LYNNWOOD SUBDIVISIONS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST FOR TO DETERMINE THE APPROPRIATE ZONING DISTRICTS FOR THE MAPLE HOLLOW AND LYNNWOOD SUBDIVISIONS UPON THEIR ANNEXATION TO THE VILLAGE.

Commissioner Mulherin, 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 Purvis was sworn in and showed an overview map of the subdivisions. Village Planner Purvis stated The Village has long standing annexation agreements for the 68 townhomes in the Maple Hollow and Lynnwood Subdivisions. Village Planner Purvis stated these properties are planned to be annexed into the Village in the early part of 2019, and they are currently zoned R5 and R6 in unincorporated DuPage County, which are “general residential districts”. Village Planner Purvis stated staff is requesting that the Plan Commission make a recommendation to the Village Board regarding the most appropriate zoning classification for the subdivisions upon annexation to the Village.

Village Planner Purvis stated the subject properties are generally located on the west side of Swift Road between St. Charles Road and North Avenue, just north of the Georgetown by the River condominium development. Village Planner Purvis stated the Maple Hollow Subdivision is approximately 9.840 acres, is zoned R5 in unincorporated DuPage County and is improved with 60 townhomes. Village Planner Purvis stated directly south of the Maple Hollow Subdivision, the Lynwood Subdivision is approximately 1.395 acres, zoned R6 in unincorporated DuPage County and is improved with 8 townhomes.

Village Planner Purvis stated Notice of the public hearing was published in the October 24, 2018, edition of the *Daily Herald*. Property owners within 250 feet of the subject properties were notified by mail of the public hearing and a placard was placed near each of the subdivision’s entrances.

Village Planner Purvis stated there is a correction to the Staff Report as the Community Wide Plan within the Comprehensive Plan designates this part of the Village’s planning jurisdiction as low-density attached residential and medium density residential. Village Planner Purvis stated the plats of subdivision for these developments were recorded in 2000 (Maple Hollow) and 2001 (Lynnwood), and the projects were likely approved during the 1999-2000 drafting of the Comprehensive Plan (which was adopted in 2001). Village Planner Purvis stated the Developer of the Maple Hollow and Lynnwood Subdivisions, Ryland Homes Inc., signed annexation agreements with the Village in 1999 and 2001. Village Planner Purvis stated the annexation agreements run with the property, and are binding upon future owners of the property. Village Planner Purvis stated the Village has taken action to compel compliance with the annexation agreements by requesting that the property owners in these subdivisions petition to annex. Village Planner Purvis stated Annexation Agreements are being negotiated with the two single family residential properties between the Georgetown by the River development and these two subdivisions. Village Planner Purvis stated to date, the Village has received 65 petitions to annex (including petitions from the two single family residences), and the remaining 5 properties will be wholly surrounded and will be force annexed following the voluntary annexation of the Maple Hollow and Lynnwood Subdivisions in early

2019.

Village Planner Purvis stated in reviewing the recommended zoning for this area, staff felt that the R2 zoning designation, which the Planning & Development Director can automatically zone upon annexation of the property into the Village, would not be appropriate for these two multi-family developments. Village Planner Purvis stated the Planning & Development Director will automatically zone the 2 single family properties south of these two multi-family developments, and the zoning classification for the 2 single family lots is not subject to this public hearing. Village Planner Purvis stated the Village has two multi-family districts which are much more similar to the County zoning districts the properties are currently in, and would create less non-conformities for the properties upon annexation.

Village Planner Purvis stated the Maple Hollow Subdivision is made up of 4-6 unit clusters of attached single family homes. Village Planner Purvis stated the most appropriate zoning classification for this type of development would be the R4 Residential zoning district, since this is the only district that allows attached single family developments (up to 6 units) as a permitted use. Village Planner Purvis stated the Lynnwood Subdivision is comprised of 4 two-family dwelling units, and the most appropriate zoning category for this type of development is R3 Residential zoning, which is the only district that allows two-family units as a permitted use. Village Planner Purvis stated staff is suggesting that Lynnwood be zoned R3 and Maple Hollow be zoned R4. Village Planner Purvis stated in the case that the Plan Commission would prefer consistent zoning of both of the subdivisions, R4 zoning would be more appropriate, as it would allow two-family units as a special use. Village Planner Purvis stated if the Plan Commission would like to head in this direction, a special use would not be required at this time as the Lynnwood Subdivision would come into the Village as legal non-conforming. Village Planner Purvis stated the R3 and R4 zoning districts have few differences otherwise and are fairly similar to the County zoning districts presently designated to these subdivisions. Village Planner Purvis showed a grid of how R3 and R4 zoning would work for the two subdivisions.

Village Planner Purvis stated the Plan Commission should consider and make a recommendation to the Village Board regarding which zoning district the Commission finds is most appropriate to apply to the subject properties. Village Planner Purvis stated in deliberating on this issue the Plan Commission should consider the criteria in Section 10-10-13(E) of the Zoning Code for granting approval of a Zoning Map Amendment.

Questions from the Plan Commission

There were no questions from the Plan Commissioners

Persons in Favor of or in Opposition to the Request

David Boe, who resides at 21W524 Taniger Court in Lombard, Illinois, stated he is on the Board of Directors for the Maple Hollow subdivision. Mr. Boe stated most of the Maple Hollow subdivision property owners have sent in the appropriate documentation. Village Planner Purvis stated the Village has 65 petitions out of 70 total properties. Mr. Boe stated some of these addresses are rentals, and the Maple Hollow Board of Directors can help facilitate this with the Village staff as the renters have asked the Maple Hollow Board of Directors about this.

Lisa Ciske, who resides at 1N535 Swift Road, asked what about the east side being annexed. Village Planner Purvis stated there are different way to annex including a property owner requesting this as long as the property is contiguous to Glen Ellyn. Village Planner Purvis stated the Village can take in properties that are completely surrounded so there are no interruption to service areas. Ms. Ciske asked if the annexations were done when the development was built. Village Planner Purvis stated the annexation agreements were recorded and should have shown up in a title search.

Commissioner Mulherin moved, seconded by Commissioner Fanella, to close the public hearing at 7:14 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Saeed stated the zoning category suggestions seem fine. The other Plan Commissioners agreed with this.

Commissioner Rodemann asked for clarification on the three separate zoning areas. Village Planner Purvis stated there are only two zoning areas, R3 and R4. Commissioner Rodemann stated staff's recommendation is for having two zoning areas instead of one. Village Planner Purvis stated this is recommended in the Community Wide Plan as it creates less non-conformities. Village Planner Purvis stated the two single family residences would be zoned R2 upon annexation.

Motion

Commissioner Vondruska moved, seconded by Commissioner Berry to recommend the following:

After conducting a public hearing and deliberating on the appropriate zoning classification to apply to the properties within the Maple Hollow and Lynnwood Subdivisions following their

annexation into the Village, the Plan Commission hereby recommends a zoning classification of R3 Residential zoning for the Lynnwood Subdivision and R4 Residential zoning for the Maple Hollow Subdivision in accordance with Section 10-10-13 of the Zoning Code based on the following findings of fact:

1. The existing uses of property within the general area of the affected property consist of a mix of single family residential properties and multi-family residential properties, the majority of which are in unincorporated DuPage County.
2. The zoning surrounding the subject properties is R6 general residence in DuPage County to the west, and R4 single family residence in DuPage County to the north, east and south. The two single family homes to the south of the Lynnwood Subdivision will be annexed to the Village in 2019 and will be automatically zoned R2 single family residential.
3. The properties within the Lynnwood Subdivision are suitable for the R3 Residential District since two-family dwellings are permitted in this district and the zoning requirements generally match the existing County R6 zoning requirements resulting in fewer nonconformities for these properties upon annexation to the Village. The properties within the Maple Hollow Subdivision are suitable for the R4 Residential District since multi-family dwellings are permitted in this district and the zoning requirements generally match the existing County R5 zoning requirements resulting in fewer non-conformities for these properties upon annexation to the Village.
4. The general area is developed with single family and multi-family homes with commercial uses fronting North Avenue to the north of these subdivisions. It is likely that the properties south of North Avenue (not fronting on North Avenue) will remain residential.
5. The Comprehensive Plan designates these properties as appropriate for single family residential development. However, the Maple Hollow and Lynnwood Subdivisions were approved as multi-family and two-family developments likely while the Comprehensive Plan was being drafted.
6. The properties are not vacant. They have been improved with multi-family and two-family dwelling units for approximately 20 years. The use of the property will continue to be multifamily and two-family, following the rezoning of the properties.
7. The property values will not be diminished based upon the rezoning of the subdivisions; the zoning districts that have been selected are the closest match to the existing County zoning.

The motion carried with six (8) yes votes and zero no votes as follows: Plan Commissioners Vondruska, Berry, Fanella, Hartweg, Mulherin, Rodemann, Saeed and Acting Chairperson Heming-Littwin voted "yes."

Village Planner Purvis stated this should come before the Village Board for approval in early January as the staff is finishing up the annexation process. Village Planner Purvis stated the property owners will again be notified about the vote on this, and the Village Board will consider the annexation and zoning of these properties at the same time.

Public Hearing – Proposed Text Amendments to the Glen Ellyn Sign Code

On the agenda was a public hearing for Proposed Text Amendments to the Glen Ellyn Sign Code

PUBLIC HEARING – PROPOSED TEXT AMENDMENTS TO THE GLEN ELLYN SIGN CODE

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING PROPOSED TEXT AMENDMENTS TO THE GLEN ELLYN SIGN CODE.

Commissioner Fanella, seconded by Commissioner Mulherin, to open the public hearing at 7:20 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Planning and Development Director Springer and Village Planner Sterrett were sworn in. Village Planner Sterrett stated there are 14 proposed Text Amendments to be discussed, and he would go through each proposed amendment and discussion can happen after each one.

Village Planner Sterrett stated in February 2014, the Village Board adopted a comprehensive revision to the Village's Sign Code to replace the previous Sign Code written in 1993. Village Planner Sterrett stated staff has performed extensive research on the number and types of sign variations approved in a three-year period since the 2014 new Sign Code and has compared these figures with variations granted during the three years prior to the 2014 new Sign Code.

Text Amendments

1. Provide exemptions for gas stations to allow additional signage to be installed on the gas pump canopy and on each individual gas pump.

There were no questions or comments from the Plan Commissioners on this proposed text amendment.

2. Clarify that a nonconforming freestanding sign is required to install the required amount of landscaping around the base of the sign when the sign is modified or altered.

There were no questions or comments from the Plan Commissioners on this proposed text amendment.

3. Provide an exemption for balloon displays in the C2 and C3 Districts similar to the exemption for the C5A and C5B Districts.

There were no questions or comments from the Plan Commissioners on this proposed text amendment.

4. Remove the 100 square foot maximum area a wall sign may have in a C3, C4 and C6 Districts provided the sign has no more than 1 square foot of surface area per linear foot of establishment footage.

There were no questions or comments from the Plan Commissioners on this proposed text amendment.

5. Increase the maximum allowable square footage for building signage in the Downtown.

Commissioner Fanella asked if this would eliminate many variances. Village Planner Sterrett said yes.

Commissioner Mulherin asked how many variation denials have happened for signage. Village Planner Sterrett stated there have only been a few denials in general. Planning and Development Director Springer stated in many cases, the Architectural Review Commission would ask business owners to lessen the size of the signage so a variation might happen and not a denial.

6. Create a "Building Signage" category and define it to include wall signage, awning signage and marquee signage and allow each establishment in the Downtown 1 projecting sign in addition to a Building Sign.

Commissioner Rodemann asked if the projecting signs would be double-sided to which Village Planner Sterrett stated they would be.

Commissioner Vondruska asked how far these projecting signs can be off the building. Village Planner Sterrett stated the sign may not extend more than four feet away from the building wall and may not be closer than two feet from the curb line.

7. Clarify the amount of signage permitted for establishments along the Illinois Prairie Path and /or Union Pacific Railroad.

There were no questions or comments from the Plan Commissioners on this proposed text amendment.

8. Exempt lettering and logos on the valance of an awning from the number and surface area requirements of a district.

Acting Chairperson Heming-Littwin asked if this is for the piece along the bottom edge of a valance. Village Planner Sterrett stated it is, but any lettering or logos wanted along the main part of the valance must comply with the number and surface area requirements of the Sign Code.

9. Increase the setback distance of freestanding signs located along Roosevelt Road from 5 feet to 10 feet.

Commissioner Mulherin stated some landscaping can create a barrier and referred to the building between Pet Supplies Plus and the Tide building as you are turning left out of the parking lot. Acting Chairperson Heming-Littwin stated there is a grade differential there where the landscaping is which causes the barrier.

Commissioner Berry asked where the compliance comes in for existing freestanding signs and how many signs could possibly go out of compliance. Village Planner Sterrett stated the existing freestanding signs are considered legal nonconforming, but if a building owner updates the sign then it would need to come into the setback and landscaping compliance. Commissioner Berry asked about the setback requirements along Roosevelt Road in Lombard. Village Planner Sterrett stated the staff did not research these in depth as these signs are already causing a problem in Glen Ellyn.

10. Place a time limit on how long political signs may be located in a nonresidential district.

Acting Chairperson Heming-Littwin asked if the Village can levy a fine if a political sign does not come down. Planning and Development Director Springer stated it is the property owner's responsibility to ensure these signs are removed. Planning and

Development Director Springer stated regulations state the Village cannot levy a fine for this, but the Enforcement Officer will go to the business and give them an opportunity to comply with the Code on this.

11. Allow establishments in the Downtown Districts to have an LED or neon sign that says "Open."

Acting Chairperson Heming-Littwin asked if neon signs are allowed in other areas of the Village to which Village Planner Sterrett stated neon signs are allowed in other areas.

Commissioner Vondruska asked if there are brightness regulations for LED/neon signs. Planning and Development Director Springer stated there are restrictions on brightness in the Code.

Commissioner Fanella asked about the current Open neon signs. Planning and Development Director Springer stated when the new Sign Code was adopted in 2014, there were approximately 15 neon Open signs in the Downtown which were considered legal nonconforming at that point. Planning and Development Director Springer stated since then, the number of neon Open signs has increased to approximately 22 in the Downtown. Planning and Development Director Springer stated this issue was brought to the Village Board a few months ago, and the Village Board decided the Open signs were fine.

Commissioner Vondruska stated this is a good idea as it is hard to tell sometimes if a business is open.

Acting Chairperson Heming-Littwin asked if something could be added to the text amendment regarding brightness. Planning and Development Director Springer stated there are general illumination standards in the Sign Code which should address this.

Village Planner Sterrett stated the Sign Code also states that the business is required to turn the Open sign off whenever a business is closed.

12. Allow wall signs to be painted directly on an exterior building wall.

There were no questions or comments from the Plan Commissioners on this proposed text amendment.

13. Exempt murals from the size and number requirements of the district they are located in and require an exterior appearance review subject to staff review and Village Board approval.

Commissioner Fanella asked the business owner cost of an exterior appearance review. Village Planner Sterrett stated there is a \$200.00 application fee for any appearance review and then all exterior appearance reviews go to the Village Board for approval.

14. Clarify that residential development signage is permitted in the C5A District.

There were no questions or comments from the Plan Commissioners on this proposed text amendment.

Persons in Favor of or in Opposition to the Request

There were no persons in favor or opposition to this request.

Commissioner Mulherin moved, seconded by Commissioner Hartweg, to close the public hearing at 7:55 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Rodemann stated there is nothing in the proposed text amendments that he takes exception to. Commissioner Rodemann stated he likes the idea of possibly limiting the brightness of signs.

Commissioner Mulherin stated he does not have a strong feeling about light in the Downtown as it could enhance the Downtown experience as long as it does not affect residential.

Commissioner Mulherin stated he does not feel the Open signs are abused.

Commissioner Hartweg stated the brighter the sign, the better. Commissioner Hartweg stated these text amendments seem logical, and he feels no one is intentionally abusing the Open sign piece at this point.

Commissioners Fanella, Berry, Vondruska and Saeed stated they all supported the proposed text amendments.

Acting Chairperson Heming-Littwin stated she likes the 10-foot setback for freestanding signs along Roosevelt Road.

Motion

Commissioner Fanella moved, seconded by Commissioner Hartweg to recommend the following:

After conducting a public hearing and deliberating on the proposed text amendments to the Glen Ellyn Sign Code, the Plan Commission hereby recommends adoption of the proposed text amendments to the Glen Ellyn Sign Code.

The motion carried with eight (8) yes votes and (0) zero no votes as follows: Plan Commissioners Fanella, Hartweg, Berry, Mulherin, Rodemann, Saeed, Vondruska and Acting Chairperson Heming-Littwin voted "yes."

Trustee's Report

Trustee Pryde stated in the last month, the Village Board has been digging into the 2019 Village Budget, and the Second Reading of the budget is forthcoming.

Trustee Pryde stated they Village Board recently passed a Food and Beverage Tax that will support various Capital Projects. Trustee Pryde stated the Village Board also approved the purchase of 423 N. Main Street that will allow the Village to have pedestrian access between the proposed parking garage behind the Civic Center and Main Street. Trustee Pryde stated the proposed parking garage is moving forward as a committee is working on a design build team for this project.

Chairperson's Report

None

Staff Report

Village Planner Purvis stated the Apex 400 Project should come before the Plan Commission for a Special Meeting on December 6, 2018 and possibly continue to December 13, 2018 if need be.

Acting Chairperson Heming-Littwin asked how long the December 6, 2018 meeting might go before a continuation is decided. Planning and Development Director Springer stated Chairperson Loch usually will go to 10:00 p.m. or 10:30 p.m. unless it seems the topic is about to come to a close. Planning and Development Director Springer stated the Village will widely publicize this meeting and will limit public comment to three minutes. Planning and

Development Director Springer stated they are encouraging residents to send their comments to the staff in writing which will be included in the Plan Commissioners' packets.

Village Planner Sterrett stated a new restaurant, Raising Cane's, may come before the Plan Commission in early January.

Other Business

None

Adjournment

Commissioner Mulherin moved, seconded by Commissioner Vondruska, to adjourn the meeting at 8:10 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary