

MINUTES
REGULAR PLAN COMMISSION MEETING
JANUARY 10, 2019

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 Angela Fanella, Lloyd Barry, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Also present were Village Planner John Sterrett, Village Trustee Craig Pryde, and Recording Secretary Debbie Solomon.

Public Comment

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

Approval of Draft Minutes

No Minutes to review.

Public Hearing – Zoning Text Amendment for Beauty and Barber Shops and Nail Salons

On the agenda was a public hearing regarding a Zoning Text Amendment for Beauty and Barber Shops and Nail Salons.

PUBLIC HEARING – ZONING TEXT AMENDMENT FOR BEAUTY AND BARBER SHOPS AND NAIL SALONS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A ZONING CODE TEXT AMENDMENT TO ALLOW BEAUTY AND BARBER SHOPS AND NAIL SALONS AS A PERMITTED USE, ABOVE OR BELOW THE FIRST FLOOR OR SETBACK AT LEAST 40 FEET FROM THE FRONT OR CORNER SIDE FAÇADE OF A BUILDING.

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to open the public hearing at 7:02 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Sterrett was sworn in and stated the Zoning Code allows certain low intensity services uses to locate in the C5A district provided they are above or below the ground floor or set back at least 40 feet from the building façade; however, the 2018 text amendment on this did not add beauty or barber shops or nail salons to this list of uses. Village Planner Sterrett stated beauty and barber shops and nail salons are low intensity uses too and should also be permitted to operate in the C5A district without the need for a special use permit provided they are located above the ground floor, below the ground floor or in ground floor spaces that are set back a minimum of 40 feet from a front or corner building façade.

Village Planner Sterrett stated if this amendment does pass, it will go to the Village Board for an approval vote at the January 28th Village Board Meeting.

Petitioner's Presentation

None

Questions from the Plan Commission

Commissioner Heming-Littwin asked about the minimum 40 feet from a front or corner building façade and if one of these services uses could be in Banyan Tree Mall. Village Planner Sterrett stated this is correct, and it would not need a special use permit. Commissioner Heming-Littwin asked if one of these services uses did not need a special use permit if it is above ground, below ground or the 40-feet minimum piece. Village Planner Sterrett stated this would now be permitted by code.

Persons in Favor of or in Opposition to the Request

Corinna Mercer, who resides at 216 Howard Street in Geneva, was sworn in. Ms. Mercer stated she is currently a spa owner in St. Charles and would like to open a day spa in the C5A Zoning District, on the floor below Maize and Mash. Ms. Mercer stated this Special Use permit is holding her back, and she would like to see this Zoning Text Amendment pass.

Commissioner Fanella moved, seconded by Commissioner Mulherin to close the public hearing at 7:05 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

None of the Plan Commissioners had comments on this.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to recommend approval of the amendment to Section 10-4-17-1(A)44 (C5A Central Retail Core Subdistrict – Permitted Uses) to add beauty and barber shops and nail salons to the permitted low intensity uses.

Having considered the proposed text amendment to Section 10-4-17-1(A)44 of the Glen Ellyn Zoning Code, the Plan Commission hereby recommends approval of the proposed text amendment to the Glen Ellyn Zoning Code as presented a public hearing conducted by the Plan Commission at the January 10, 2019 Plan Commission meeting.

The motion carried with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Mulherin, Berry, Fanella, Hartweg, Rodemann, Saeed and Vondruska and Chairperson Loch voted “yes.”

Trustee’s Report

None

Chairperson’s Report

None

Staff Report

Village Planner Sterrett stated there will be a Plan Commission meeting on January 24, 2019 with 3 petitions. Commissioner Heming-Littwin stated she will not be at this meeting. Chairperson Loch stated she may not be at this meeting as well.

Commissioner Mulherin asked about the project across from the library. Village Planner Sterrett stated the developer has not submitted the application yet, but is close to doing so. Village Planner Sterrett stated staff thinks this project could come before the Plan Commission in May or June.

Other Business

None

Adjournment

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to adjourn the meeting at 7:10 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary