



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, January 10, 2019
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 - No Minutes to Review**
- D. **Public Hearing - Zoning Text Amendment for Beauty and Barber Shops and Nail Salons**
 - 1. A Public Hearing to Consider 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 Facade of a Building
- 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: 01/10/19 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3736)

DOC ID: 3736

A Public Hearing to Consider 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 Facade of a Building

Background: In April of 2018, the Village Board approved approximately 30 text amendments to the Village's Zoning Code. Among these was a text amendment that requires beauty and barber shops and nail salons to obtain a special use permit to locate in any space in the C5A Central Retail Core Subdistrict. This text amendment was a result of concerns from the business community about the increasing amount of salons that were locating in the C5A district and, consequently, the elimination of valuable commercial space that could otherwise be used for retail and restaurant uses. The C5A district allows uses that are generally associated with retail or restaurant as permitted uses and requires a special use permit for most service oriented uses such as beauty and barber shops and nail salons.

The Zoning Code, however, does allow certain low intensity services uses, such as health spas, medical and dental offices, and music/dance schools, 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 facade. The 2018 text amendment did not add beauty and barber shops and nail salons to this list of uses. Therefore all such uses anywhere in a C5A district must obtain a special use permit. Beauty and barber shops and nail salons are low intensity uses 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 facade. Staff has therefore proposed a text amendment to Section 10-4-17(A)44 of the Zoning Code.

Proposed Text Amendment: Amend Section 10-4-17-1(A)44 (C5A Central Retail Core Subdistrict - Permitted uses) to add the following uses, shown underlined, and alphabetize accordingly:

44. *The following uses shall be allowed as permitted uses only 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 facade and which do not have storefront windows facing public property or a public right-of-way:*

Beauty and barber shop.

Nail salon.

Requested Action: The Plan Commission is being asked to conduct a public hearing at the January 10, 2019 meeting to consider the above referenced text amendment to the Zoning Code. The Commission may recommend to the Village Board approval, approval with revisions, or denial of the proposed text amendment. If the Commission believes that additional research or discussion is needed for the proposed text amendment, the Commission may continue the public hearing to a specific date in the future. Findings of fact do not need to be made for Zoning Code text amendments. Staff has prepared and attached a draft motion for approval of this item.

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ATTACHMENTS:

- Draft Motion to Approve (PDF)

**DRAFT MOTION TO RECOMMEND APPROVAL OF AN AMENDMENT TO THE
TEXT OF THE VILLAGE OF GLEN ELLYN ZONING CODE**

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 at the public hearing conducted by the Plan Commission at the January 10, 2019 Plan Commission meeting.

Motion by: _____ Seconded by: _____

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Attachment: Draft Motion to Approve (3736 : ZTA - Nail Salons, Barber Shops, Beauty Shops)