

MINUTES
REGULAR PLAN COMMISSION MEETING
FEBRUARY 28, 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 Lloyd Berry, Angela Fanella, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Also present were Community Development Director Staci Springer, Village Planner Kelly Purvis, 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

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg, to approve the minutes of the January 24, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Public Hearing – Zoning Code Text Amendment

On the agenda was a public hearing regarding a proposed Zoning Code Text Amendment to allow detached garages, which meet certain criteria, to be located within the corner side yard setback.

PUBLIC HEARING – ZONING CODE TEXT AMENDMENT TO ALLOW DETACHED GARAGES, WHICH MEET CERTAIN CRITERIA, TO BE LOCATED WITHIN THE CORNER SIDE YARD SETBACK

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A ZONING CODE TEXT AMENDMENT TO ALLOW DETACHED GARAGES, WHICH MEET CERTAIN CRITERIA, TO BE LOCATED WITHIN THE CORNER SIDE YARD SETBACK

Commissioner Heming-Littwin 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 Kelly Purvis was sworn in and stated Staff brought a number of text amendments before the Plan Commission for review in 2018. Village Planner Purvis stated one of these text amendments included an amendment to allow detached garages in the required corner side yard setback on corner lots (but not including reversed corner lots) as long as they met certain criteria.

Village Planner Purvis stated there are differences between a reverse corner lot and a corner lot, and in most cases a reversed corner lot is perpendicular to the lot next to it so that a detached garage or other accessory structures could end up disrupting the established front setback line. Village Planner Purvis stated in addition to adding an "x" to the permitted encroachments chart in Section 10-5-5(B)4 of the Zoning Code, the staff is proposing to update the language to read, "Detached garages shall only be permitted in the corner side yard on corner lots," and "Detached garages shall be prohibited in the front yard and in the corner side yard on reversed corner lots.

Questions from the Plan Commission

Chairperson Loch stated the Plan Commission previously recommended approval of the text amendment, but the staff needs to modify the chart. Village Planner Purvis stated the original language was clear, as to the intention to allow detached garages that meet certain criteria to encroach in the corner side yard, however, staff must adhere to the most restrictive section of the Zoning Code in applying regulations. Village Planner Purvis stated without the "x" being in the chart, it suggests that garages are not permitted to encroach, while the language elsewhere in the Code states otherwise. Planner Purvis stated this amendment is merely to clarify the intent of the original text amendment that was brought forward last January.

Petitioner's Presentation

None

Questions from the Plan Commission

None

Persons in Favor of or in Opposition to the Request

None

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

Comments from the Plan Commission

None

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin to recommend approval of a proposed Zoning Code Text Amendment to allow detached garages, which meet certain criteria, to be located within the corner side yard setback as presented during the public hearing.

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, Vondruska and Chairperson Loch voted "yes."

Review and Recommendation of Official Zoning Map of 2019

On the agenda was a review and recommendation of the Official Zoning Map of 2019

Staff Presentation

Village Planner Purvis presented the background on the review and recommendation of the Official Zoning Map of 2019 and stated the Illinois Compiled Statutes require that the Village publish an updated Zoning Map by April 1st of each year. Village Planner Purvis stated this update typically includes annexations, zoning map amendments and the correction of any scrivener's errors. Village Planner Purvis stated staff is requesting that the Plan Commission review and make a recommendation regarding the Official Zoning Map of 2019 to the Village Board.

Village Planner Purvis stated public hearings were held as required before any zoning map amendments were approved, and since the public has already had an opportunity to comment on these changes, a public hearing is not required for approval of the Official Zoning Map of 2019.

Village Planner Purvis stated there were several changes to the Zoning Map in 2018 and showed an overview map of the changes. Village Planner Purvis stated on June 25, 2018, the Village Board adopted Ordinance 6614 which approved the annexation of a portion of the Churchill Woods Forest Preserve, including the portion containing the McKee House, on the south side of St. Charles Road, west of I-355, with the new assigned address of 889 West St. Charles Road. Village Planner Purvis stated the property was zoned RE Residential Estate upon annexation and later rezoned to CR Conservation Recreation on August 27, 2018 under Ordinance 6620.

Village Planner Purvis stated on August 27, 2018, the Village Board adopted Ordinance 6621 which approved the annexation of the property commonly known as 21W302 Crescent Boulevard (new address 1090 Crescent Boulevard). Village Planner Purvis stated the property was automatically zoned R1 Residential as part of the annexation.

Village Planner Purvis stated on August 27, 2018, the Village Board adopted Ordinance 6628 which approved the annexation of 0N201 Cumnor Avenue at the southeast corner of Cumnor Avenue and Fairway Street, north of Hill Avenue and across from the Enclaves of Glen Oak. Village Planner Purvis stated the property was zoned R2 Residential District as part of the annexation. Village Planner Purvis stated the property was subdivided into two lots, and two single-family homes will be constructed on the lots.

Village Planner Purvis stated on October 8, 2018, the Village Board adopted Ordinance 6631 which approved the annexation of 21W180 Hill Avenue (new addresses 1096 Hill Avenue and 1102 Hill Avenue) and 21W200 Hill Avenue (new addresses 1108 Hill Avenue and 1118 Hill Avenue) on the north side of Hill Avenue between I-355 and Walnut Road. Village Planner Purvis stated the properties were zoned I1 Industrial under Ordinance 6632 at the same Village Board meeting. Village Planner Purvis stated these are the first properties to be zoned industrial in the Village.

Questions from the Plan Commission

Chairperson Loch asked what action the Village Board needs to take on this. Village Planner Purvis stated the Village Board will adopt the Official Zoning Map in the form of a resolution.

Comments from the Plan Commission

None

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin to recommend approval of the Official Zoning Map of 2019 as presented in tonight's 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, Vondruska and Chairperson Loch voted "yes."

Trustee's Report

Trustee Pryde stated the discussion on the Streetscape Project was done at the February 19th Village Board Workshop and another Special Village Board Workshop is scheduled for March 4th for a continued discussion on the Streetscape Project. Trustee Pryde stated the Village Board approved a resolution for a Formal Statement of Community Inclusiveness within the Village of Glen Ellyn. Trustee Pryde stated the Village Board did approve the annexation of 70 properties off of Swift Road as well.

Trustee Pryde stated he thinks the Village Board will be talking about the parking garage on March 11th as the project is now in the Design Build process. Trustee Pryde stated the Village is negotiating with the First United Methodist Church for an access to the parking garage from the church's parking lot. Trustee Pryde stated the parking garage can be done without access from the church's parking lot too. Trustee Pryde stated they hope to start construction of the parking garage in the fall.

Commissioner Fanella asked if the parking garage construction would overlap with the construction of Apex 400 to which Trustee Pryde stated it will.

Trustee Pryde stated there are still ongoing discussion about a proposed new train station.

Commissioner Heming-Littwin asked about the Horse Trough as it is no longer in its current place. Trustee Pryde stated the Horse Trough was taken down as the Village Board did approve a bronze replica to be made of the Horse Trough. Trustee Pryde stated they will determine where to put the bronze replica as the Village Board discusses the Streetscape Project.

Chairperson's Report

Chairperson Loch stated John Sterrett is no longer with the Village, and Community Development Director Springer would speak more on this.

Staff Report

Village Planner Purvis stated there are lots of project coming to the Plan Commission including a Special Use Permit at the Glenbard Wastewater Authority for a cell tower, a sign variation for Walgreen's, the possible final PUD for Apex 400, a Special Use Permit for a parking garage on Newton Avenue and discussion of real estate signs in the downtown.

Community Development Director Springer stated John Sterrett unexpectedly resigned and is now working as the West Chicago City Planner.

Community Development Director Springer stated the Community Development Department now has 63 projects in the queue as many projects that were dormant have come back around. Community Development Director Springer stated Raising Cane's is moving forward, and there has been a submission for the apartment project across from the Glen Ellyn Public Library.

Community Development Director Springer stated they have posted for a Planner position as well as a Planning Intern position. Community Development Director Springer stated Planning Intern Clements' last day with the Village will be April 26th.

Commissioner Vondruska asked about the Giesche sign being down. Trustee Pryde stated he saw this was done. Commissioner Vondruska asked who took the sign. Community Development Director Springer stated she had seen mention of the sign down on social media, but does not know where the sign went.

Chairperson Loch asked if there may be a lot of people at the Final PUD meeting. Community Development Director Springer stated the staff will put out public communication announcing the upcoming meeting.

Commissioner Berry asked if there were modifications to the design that was presented at the Plan Commission meeting. Community Development Director Springer stated there was as they have added brick by the garage entrance, took down the top corners of the building that will face Main Street and increased the size of the cornice in the lower areas while decreasing the size of the cornice on the top of the building. Community Development Director Springer stated she would send the updated plans to the Plan Commission.

Chairperson Loch asked if there will be any more updates to the Apex 400 plans. Community Development Director Springer stated there should not be as the developer is anxious to get started.

Other Business

None

Adjournment

Commissioner Heming-Littwin moved, seconded by Commissioner Fanella, to adjourn the meeting at 7:29 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by Planner Purvis