



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, February 28, 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 the January 24, 2019 Draft Plan Commission Meeting Minutes**
 - 1. Approval of the January 24, 2019 Draft Plan Commission Meeting Minutes
- D. **Public Hearing to consider a Zoning Code Text Amendment to allow detached garages, which meet certain criteria, to be located within the corner side yard setback**
 - 1. Zoning Text Amendment - to Allow Garages in the Corner Side Yard Setback
- E. **Review and Recommendation of Official Zoning Map of 2019**
 - 1. Review and Recommendation of Official Zoning Map of 2019 (Planner Purvis)
- F. **Trustee's Report**
- G. **Chairman's Report**
- H. **Staff Report**
- I. **Other Business**
- J. **Adjournment**

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: 02/28/19 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Minutes
Prepared By: John Sterrett

C.1

SCHEDULED

AGENDA ITEM (ID # 3857)

DOC ID: 3857

Approval of the January 24, 2019 Draft Plan Commission Meeting Minutes

ATTACHMENTS:

- January 24, 2019 Draft Plan Commission Meeting Minutes (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
JANUARY 24, 2019

Call to Order

The regular meeting of the Plan Commission was called to order by Acting Chairperson John Mulherin at 7:00 p.m. Plan Commissioners, Phillip Hartweg, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Plan Commissioners Lloyd Berry, Angela Fanella, Tracy Heming-Littwin and Chairperson Mary Loch were excused. Also present were Village Planner John Sterrett, Village Planner Kelly Purvis, Planning Intern Evan Clements, Village Trustee Pete Ladesic, 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 Saeed moved, seconded by Commissioner Vondruska, to approve the minutes of the January 7, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Commissioner Saeed moved, seconded by Commissioner Vondruska, to approve the minutes of the January 10, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Public Hearing – 495-499 Roosevelt Road – Raising Cane’s Chicken Fingers – Special Use Permit, Zoning Variations & Sign Variations

On the agenda was a public hearing regarding a public hearing to consider the application for a Special Use Permit, Zoning Variations and Sign Variations for 2495-499 Roosevelt Road.

PUBLIC HEARING – 495-499 ROOSEVELT ROAD – RAISING CANE’S CHICKEN FINGERS – SPECIAL USE PERMIT, ZONING VARIATIONS & SIGN VARIATIONS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT, ZONING VARIATIONS AND SIGN VARIATIONS FOR RAISING CANE’S RESTAURANTS, LLC TO CONSTRUCT A 3,707 SQUARE FOOT RAISING CANE’S CHICKEN FINGERS RESTAURANT WITH A DRIVE-THRU.

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Commissioner Hartweg, seconded by Commissioner Rodemann, to open the public hearing at 7:01 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Planning Intern Clements was sworn in and stated the petitioner is Raising Cane's Restaurant, LLC, lessee of the property located at 495-499 Roosevelt Road, represented by LuAron McCormack. Planning Intern Clements stated they are conducting a public hearing for approval of a Special Use Permit, Zoning Variations and Sign Variations to construct a Raising Cane's Chicken Fingers restaurant with a drive-thru. Planning Intern Clements stated in order to facilitate the project, the petitioner will need to receive approval of a Special Use Permit for a drive-thru, Zoning Variations, Sign Variations, Lot Consolidation and Exterior Appearance.

Planning Intern Clements stated a notice of public hearing for the requested approvals was published in the January 9, 2019 edition of the Daily Herald. Property owners within 250 feet of the property were notified by mail of the public hearing and placard signs were placed on the site.

Planning Intern Clements stated in order to accommodate the project, the petitioner is specifically requesting approval of the following:

- A. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) in accordance with Section 10-4-15(B)9 of the Zoning Code
- B. The following variations from the Glen Ellyn Zoning Code:
 - 1. A variation from Section 10-5-8(I) of the Zoning Code to allow for a 10' drive-thru aisle in lieu of the minimum required 12' drive-thru aisle.
 - 2. A variation from Section 10-5-5(C)1 of the Zoning Code to allow for an impervious surface setback of 4.5' along the west property line in lieu of the minimum required impervious surface setback of 8.3'.
 - 3. A variation from Section 10-4-15(G)15 of the Zoning Code to provide 33 parking spaces in lieu of the 34 parking spaces required.
- B. The following variations from the Glen Ellyn Sign Code:

1. A variation from Section 4-5-10(A) of the Sign Code to allow 4 signs in lieu of 3 sign permitted for a corner lot.
2. A variation from Section 4-5-10(A) of the Sign Code to allow for a total combined area of all signs to be 185 square feet in lieu of the maximum 150 square feet permitted on a corner lot.
3. A variation from Section 4-5-10(A) of the Sign Code to allow a wall sign to have a surface area of 67.52 square feet in lieu of the maximum 46 square feet permitted for a wall sign.
4. A variation from Section 4-5-10(A)2 of the Sign Code to allow a freestanding sign to have a surface area of 56 square feet in lieu of the maximum 50 square feet permitted.

Planning Intern Clements stated the subject property contains two parcels totaling 43,035 square feet in area, and the eastern most parcel currently contains a vacant Arby's restaurant and the western parcel contains a vacant Caribou Coffee restaurant. Planning Intern Clements stated both buildings will be demolished as part of the redevelopment.

Planning Intern Clements stated the surrounding land uses primarily consist of commercial with some office and residential uses. Planning Intern Clements stated zoning in the surrounding area is C3 along Roosevelt Road with C4 and R4 along Taft Avenue, and the surrounding land uses are:

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

South: Multi-Family Residential zoned R4 Multi-Family Residential District

Southwest: Offices zoned C4 Office District

East: Commercial (Restaurant uses) zoned C3 Service Commercial District

West: Commercial (Service/Retail uses) zoned C3 Service Commercial District

Planning Intern Clements stated the petitioner is proposing the construction of a 3,707 square foot building for a Raising Cane's Chicken Finger restaurant, and the restaurant will contain a drive-thru as well as a small outdoor eating area. Planning Intern Clements stated as part of the development of the entire site a proposed right-in-right-out access on Roosevelt Road has been approved by IDOT in concept.

Planning Intern Clements stated the use of a drive-thru requires a Special Use Permit, and the drive-thru will have one lane that wraps around the building with the ordering boards located

to the south of the building and the entrance to the drive-thru lane being located approximately 60 feet away from the Roosevelt Road access. Planning Intern Clements stated the drive-thru lane will accommodate a total of 10 stacked vehicles to satisfy the minimum 5 stacking spaces required. Planning Intern Clements stated the petitioner is seeking a variation to allow for a 10 foot drive aisle in lieu of the required 12 foot drive aisle. Planning Intern Clements stated this is a common variation that has been approved by the Village Board in the past. Planning Intern Clements stated considering the slow speeds at which patrons drive through the drive thru lane, staff believes that this variation will not create a health and safety hazard.

Planning Intern Clements stated landscaping will be installed along Roosevelt Road, Main Street, and Taft Avenue, and the petitioner is also proposing landscaping on the interior of the lot including foundation plantings, parking lot islands, landscaping in the drive-thru area, and plantings along the west lot line. Planning Intern Clements stated the landscaping consists of a mixture of evergreens, shrubs, and perennials, as is required by code.

Planning Intern Clements showed a proposed rendering of the building and stated the existing utilities will be undergrounded with this project.

Planning Intern Clements stated the Plan Commission is being asked to conduct a public hearing on the requests for approval of a Special Use Permit, variations from the Zoning Code, and variations from the Sign Code. Planning Intern Clements stated the Plan Commission should consider the petitioner's requests and make a recommendation to the Village Board for approval, approval with conditions or denial. In reviewing the applications, the Commission should consider the following criteria:

- Section 10-10-14(E) of the Zoning Code for the Special Use for a drive-thru
- Section 10-10-12 of the Zoning Code for the Zoning Variations
- Section 4-5-17(G)3 of the Sign Code for the Sign Variations
-

Planning Intern Clements stated the Plan Commission may wish to consider that the following conditions be placed on the recommendation of the project:

1. Final IDOT approval of the proposed RI/RO access shall be obtained prior to the issuance of a building permit for construction of the building including the foundation work.
2. The Plat of Consolidation shall be finalized and recorded prior to the issuance of a building permit for construction of the building including the foundation work.

3. Outstanding items contained in the Public Works memo prepared by Rich Daubert, P.E. dated October 26, 2018 shall be addressed at the time of the building permit submission.
4. If any rooftop units, after installation, are still visible from the adjacent rights-of-way of Main Street, Roosevelt Road, or Taft Avenue, then additional screening shall be installed to fully screen these units.
5. Any other conditions recommended by the Plan Commission.

Questions from the Plan Commission

Commissioner Saeed asked if the total sign square footage was 185 square feet as he adds up a different total. Village Planner Sterrett was sworn in and stated the Staff Memo is incorrect on page 36 as the monument sign is 56 square feet and not 67 as listed.

Acting Chairperson Mulherin asked about the process and status of the conditional approval by IDOT for the right-in/right out piece. Planning Intern Clements stated they received conditional approval from IDOT through the Project Engineer, and this is good enough for staff to move forward with this. Planning Intern Clements stated it is the final dimensions that they need approval from IDOT on. Acting Chairperson Mulherin stated the concept is approved, but they just need final dimensions to which Planning Intern Clements stated this is correct.

Commissioner Vondruska asked about the north and south entrances. Planning Intern Clements stated just having the north and south entrances are fine as this pass-through discourages people from making a left out.

Acting Chairperson Mulherin asked if there is currently a non-pervious separation between the lot to the west and this property. Planning Intern Clements stated it is currently parking lot to parking lot with the buildings almost adjacent.

Commissioner Rodemann asked if staff is comfortable with the site circulation as there will be looping around the building. Planning Intern Clements stated staff is fine with this.

Commissioner Rodemann asked if the handicapped spaces will need to meet Illinois' ADA standards to which Planning Intern Clements stated they will.

Petitioner's Presentation

LuAron McCormack, Development Manager with Raising Cain's Chicken Fingers in Plano, Texas, Jason Cooper, Professional Engineer with Kimley-Horn Engineering in Lisle, Illinois, and Julie Olson, Architect with CSRS Architects, Inc. in Baton Rouge, Louisiana, were sworn in.

Ms. McCormack presented the history of Raising Cane's Restaurants and stated the first Raising Cane's Restaurant was built in 1996, located outside the gate of Louisiana State University. Ms. McCormack stated they have over 450 restaurants internationally and are very involved in the community. Ms. McCormack stated they believe in giving back. Ms. McCormack showed pictures of existing Raising Cane's locations.

Questions from the Plan Commission

Commissioner Rodemann stated he has concerns with vehicles circling the building. Commissioner Rodemann stated there is proposed parking on the east side of the property and asked how pedestrians from this side will enter the building. Mr. Cooper stated the majority of Raising Cane's business is done in the drive-thru so the majority of people would park on the west side of the property as there will be a door on that side. Mr. Cooper stated this is a site concept that is utilized often, and they believe it is the best layout.

Commissioner Rodemann asked about the narrower drive aisle. Mr. Cooper stated they worked closely with the Village staff on the final engineering of this, and there will be signage to alert vehicle drivers to watch for pedestrians. Commissioner Rodemann asked if there would be a standing waiting area for vehicles. Mr. Cooper stated that is not a part of this plan.

Acting Chairperson Mulherin asked to review the signage which was shown on the screen. Acting Chairperson Mulherin asked where the monument sign would be. Planning Intern Clements stated this sign would be on the northeast corner of the property.

Ms. McCormack stated if they do not use the mural signage that they normally use, the heart artwork is used instead. Mr. Cooper stated the Naperville Raising Cain's location does have this mural on the building.

Commissioner Hartweg asked if the proposed building will be the same size as the Naperville location. Mr. Cooper stated the building would be the same size as Naperville's as the same prototype is being used.

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Commissioner Saeed asked if the heart sign could be brought down in size to closer to the maximum size for a wall sign. Ms. McCormack stated this sign has always been a standard size, and she is not sure if it can be reduced.

Persons in Favor of or in Opposition to the Request

None

Commissioner Hartweg moved, seconded by Commissioner Vondruska to close the public hearing at 7:34 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Rodemann stated he supports the project as it is a nice project. Commissioner Rodemann stated this corner needs revitalization, and the design is nice. Commissioner Rodemann stated there is a logistical challenge to moving people in and out. Commissioner Rodemann stated he has no exception to the signage as presented as the signage seems appropriate to the size of the building, and the building is on a corner.

Commissioner Vondruska thanked the petitioner for considering Glen Ellyn for its business. Commissioner Vondruska stated the signage in relation to the rest of the building is nicely done, and he supports the other variations as well. Commissioner Vondruska stated this will be a nice addition to this corner.

Commissioner Hartweg stated this is a good project and seems like a well-planned operation. Commissioner Hartweg stated he likes the artwork as it is homey and sets the building apart. Commissioner Hartweg stated he is glad they are considering Glen Ellyn as this project is very positive.

Commissioner Saeed stated this is a good project, and the variations are not too out of line. Commissioner Saeed stated he was concerned about the maximum square footage of signs, but the petitioner stated this has been used before. Commissioner Saeed stated he supports this project.

Acting Chairperson Mulherin stated he supports the project as well. Acting Chairperson Mulherin stated the variances are appropriate and thanked the petitioner for coming to Glen Ellyn.

Motion

Commissioner Vondruska moved, seconded by Commissioner Hartweg, to recommend approval of a Special Use Permit, Variations from the Glen Ellyn Zoning Code, and Variations from the Glen Ellyn Sign Code for Raising Cane's Restaurants, LLC for the property at 495-499 Roosevelt Road to accommodate a proposed Raising Cane's Chicken Fingers Restaurant with a drive-thru.

Having considered the applications of Raising Cane's Restaurants, LLC for approval of a Special Use Permit, Variations from the Zoning Code, and Variations from the Sign Code to accommodate the construction of a Raising Cane's Chicken Fingers restaurant with a drive-thru at the property located at 495-499 Roosevelt Road in the C3 Service Commercial District, the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packet and presented by the petitioner at the public hearing as well as the findings of fact included in the deliberations of the Plan Commission, and recommends to the Village Board approval of the following requests:

- A. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) in accordance with Section 10-4-15(B)9 of the Zoning Code
- B. The following variations from the Glen Ellyn Zoning Code:
 - 2. A variation from Section 10-5-8(I) of the Zoning Code to allow for a 10' drive-thru aisle in lieu of the minimum required 12' drive-thru aisle.
 - 2. A variation from Section 10-5-5(C)1 of the Zoning Code to allow for an impervious surface setback of 4.5' along the west property line in lieu of the minimum required impervious surface setback of 8.3'.
 - 3. A variation from Section 10-4-15(G)15 of the Zoning Code to provide 33 parking spaces in lieu of the 34 parking spaces required.
- C. The following variations from the Glen Ellyn Sign Code:
 - 1. A variation from Section 4-5-10(A) of the Sign Code to allow 4 signs in lieu of 3 sign permitted for a corner lot.
 - 2. A variation from Section 4-5-10(A) of the Sign Code to allow for a total combined area of all signs to be 185 square feet in lieu of the maximum 150 square feet permitted on a corner lot.

3. A variation from Section 4-5-10(A) of the Sign Code to allow a wall sign to have a surface area of 67.52 square feet in lieu of the maximum 46 square feet permitted for a wall sign.
4. A variation from Section 4-5-10(A)2 of the Sign Code to allow a freestanding sign to have a surface area of 56 square feet in lieu of the maximum 50 square feet permitted.

Subject to the following conditions:

1. Final IDOT approval of the proposed RI/RO access shall be obtained prior to the issuance of a building permit for construction of the building including the foundation work.
2. The Plat of Consolidation shall be finalized and recorded prior to the issuance of a building permit for construction of the building including the foundation work.
3. Outstanding items contained in the Public Works memo prepared by Rich Daubert, P.E. dated October 26, 2018 shall be addressed at the time of the building permit submission.
4. If any rooftop units, after installation, are still visible from the adjacent rights-of-way of Main Street, Roosevelt Road, or Taft Avenue, then additional screening shall be installed to fully screen these units.

The motion carried with five (5) yes votes and zero (0) no votes as follows: Plan Commissioners Vondruska, Hartweg, Rodemann, Saeed and Acting Chairperson Mulherin voted “yes.”

Village Planner Sterrett stated this will be on the Village Board’s agenda at the February 11th Village Board Meeting.

Pre-Application Meeting – 21W536 Acorn Avenue and 0N282 Cumnor Avenue – Crane & Anest – Minor Subdivision with Subdivision & Zoning Variations

On the agenda was a pre-application meeting to discuss the Minor Subdivision of these two lots into three lots with variations.

Staff Presentation

Village Planner Purvis presented the background on this minor subdivision and stated the petitioners are David Crane, owner of the property located at 21W536 Acorn Avenue, and Dennis Anest, owner of the property located at 0N282 Cumnor Avenue. Village Planner Purvis showed an overview map of the subject properties and stated the subject properties are located just east of the Enclaves Subdivision at the corner of Cumnor Avenue and Acorn Avenue. Village Planner Purvis stated both properties are zoned R-4 Single Family Residential in unincorporated DuPage County, and the surrounding land uses are R-4 DuPage County and R2 Single Family Residential Glen Ellyn.

Village Planner Purvis stated the petitioners are requesting a pre-application meeting to discuss the re-subdivision of their two properties into three lots. Village Planner Purvis stated due to the existing layout of the land, variations would be required in order to resubdivide the lots.

Village Planner Purvis stated the Village has held several meetings over the years with the residents on Cumnor Ave., Acorn Ave., Fairway St., and Walnut Rd. regarding the extension of Village utilities (water and sewer) and annexation to the Village. Village Planner Purvis stated in large part, the property owners in this area have been uninterested in paying the cost to extend the utilities (approximately \$50,000 per property) and the extra costs associated with becoming a part of the Village. Village Planner Purvis stated as part of the approval of the Enclaves Subdivision in 2016, the developers of the project were required to extend Village water and sanitary mains north from Hill Avenue to the corner of Cumnor Avenue and Fairway Street and north into the Enclaves Subdivision. Village Planner Purvis stated since the water and sewer mains are much closer now, there have been several residents on Cumnor Avenue, Acorn Avenue and Fairway Street that have expressed an interest in connecting to Village utilities and annexing. Village Planner Purvis stated the Village is in the process of drafting annexation agreements for 4 properties in this area and conducting Phase 1 and Phase 2 Engineering for the utility extension.

Village Planner Purvis stated in addition to connecting to utilities, David Crane, the property owner at 21W536 Acorn Avenue, is interested in subdividing his lot into two lots. Village Planner Purvis stated in order to do so, the Village would need to vacate a portion of the Acorn Avenue right-of-way, following the annexation of his property into the Village. Village Planner Purvis stated property owner Dennis Anest at 0N282 Cumnor Avenue is interested in receiving some of the vacated right-of-way as well, to increase the limits of his property to include his driveway (which is now partially within the public right-of-way). Village Planner Purvis stated it is typical for the Village to split rights-of-way 50/50 between adjoining properties, but in this case, the lots would be very oddly shaped if an equal split were to take place. Village Planner Purvis stated Village staff have met with the petitioners several times to discuss the proposed

subdivision of the properties and have suggested the proposed layout on the plat of subdivision attached for the Plan Commission's review.

Village Planner Purvis stated the proposed resubdivision of the properties would require an exchange of property (right-of-way vacation) from the Village to each of the property owners. Village Planner Purvis stated this process is typically reviewed by Village staff with final approval from the Village Board. Village Planner Purvis stated in conjunction with the vacation, Mr. Crane would subdivide his newly expanded property into two lots. Village Planner Purvis stated Mr. Crane plans to keep the existing house on the easterly lot and would create a second lot to the west meeting requirements of the R2 zoning district (as close to Code compliant as possible), which is what the property would be zoned upon annexation.

Village Planner Purvis stated Village staff reviewed several iterations of this proposal, each one resulting in non-conformities from the Code. Village Planner Purvis stated dead-end roads, private streets and flag lots are all prohibited in the Subdivision Code. Village Planner Purvis stated the Village's Engineers in the Public Works Department did not want to accept an oddly shaped, dead-end roadway that is 10 feet less in width than our standard roadways and would require repair and maintenance. Village Planner Purvis stated Public Works suggested that the portion of Acorn Avenue west of Cumnor Road should be a private street.

Village Planner Purvis reviewed the three options that have been discussed for this, and the Village staff recommends Option 3 to result in the creation of a flag lot that would help make the lots fairly rectangular in shape. Village Planner Purvis stated with this option, the Village would not be responsible for the maintenance of a dead-end road (as the roadway would become part of the properties). Village Planner Purvis stated some sort of shared access easement agreement that also covered the maintenance of the private road would need to be negotiated between the property owners in order for this configuration to work. Village Planner Purvis stated this layout would still require Mr. Anest to give a portion of his property to the northerly lot, but he would also benefit from the right-of-way vacation in this instance. Village Planner Purvis stated this option would not require that the roadway be brought to the Village's standards. Village Planner Purvis stated this option would require the below variations from the Subdivision and Zoning Code.

Village Planner Purvis stated in addition to approval of an annexation agreement, annexation and a right-of-way vacation, and based upon the preliminary plans the staff has at this time, staff anticipates that the petitioners will require approval of the following in order to proceed with the project:

1. A Minor Subdivision with the following variations:
 - a. A Subdivision Variation to allow the construction of a flag lot; and

- b. A Subdivision Variation to waive the requirement of undergrounding the utility lines and planting trees 40 foot on center; and
 - c. A Subdivision Variation to waive the requirement to install sidewalks (likely with a fee in lieu of installing sidewalks); and
2. A variation from the Zoning Code to allow a 20 foot lot width in lieu of an 80 foot lot width.

Village Planner Purvis stated typically, before the Village vacates public right-of-way, staff examines the site to determine if the land is of use to the Village. Village Planner Purvis stated in this case, there is a path that is supposed to be constructed as part of the Enclaves Subdivision that would terminate at Acorn Avenue. Village Planner Purvis stated the path is 10 feet wide and runs along the Enclaves northern boundary. Village Planner Purvis stated if Acorn Avenue were vacated by the Village there would be a missed opportunity to provide pedestrian connectivity to this path. Village Planner Purvis stated for this reason, staff has asked that a 10 foot easement be provided on the newly created lot that would extend to the public right-of-way. Village Planner Purvis stated the Village will likely construct the path at the same time the Enclaves' path is constructed using matching materials.

Village Planner Purvis stated the Plan Commission is being asked to conduct a pre-application conference and provide comments that will assist the petitioner in preparing a formal application. Village Planner Purvis stated in reviewing the project, the Plan Commission may wish to consider/provide feedback regarding the following:

- 1. If the Commission is supportive of the overall concept.
- 2. If the Commission would prefer one of the other configurations for the resubdivision of the lots.
- 3. If the Commission is comfortable with the requested variations.
- 4. Clarify any concerns.

Questions from the Plan Commission

Commissioner Vondruska asked why a more private drive is not used for Option 3. Village Planner Purvis stated it could be, and this is basically Option 1. Village Planner Purvis stated with either option, there is a private drive.

Commissioner Rodemann asked if the easement for the walkway is on the west side of the new lot and cross-shared drive to which Village Planner Purvis stated it is

Acting Chairperson Mulherin asked about the Village's responsibility for the roads as the Village is looking to the future with annexing the entire site. Village Planner Purvis stated Public Works does not want a little dead-end road, and the Fire Department and such could still circulate without a problem.

Commissioner Hartweg asked how confusing the road is now. Mr. Crane stated there is very little traffic, and the garbage trucks go in and back out.

Petitioner's Presentation

David Crane, owner of the property at 21W536 Acorn Avenue, stated he and Mr. Anest have been working on getting sanitary to their homes for some time. Mr. Crane stated they were going to try to divide the vacated right-of-way equally, but this would create very oddly-shaped lots. Mr. Crane stated the current Option 3 is a good compromise, and there would be enough rooms on all the lots. Mr. Crane stated with this option, the Village does not need to maintain a dead-end street. Mr. Crane stated there will be a financial arrangement with Mr. Anest so if the extra lot sells, Mr. Anest will benefit from this. Mr. Crane stated creating a third lot would help to increase the Village's tax base.

Commissioner Rodemann stated the 20-foot exposure of the flag lot does not expose anything. Mr. Crane stated they think there is enough room to get a separate driveway in. Commissioner Rodemann stated this is a good compromise.

Acting Chairperson Mulherin asked about the easement. Village Planner Purvis stated staff would ask the petitioners to have something worked out on this.

Comments from the Plan Commission

Commissioner Vondruska stated Option 3 logically makes sense. Commissioner Vondruska stated he supports this if the staff is comfortable with how this will fit in with future planning.

Commissioner Saeed stated he agrees with Option 3.

Commissioner Rodemann stated part of the easement agreement should be that the Village has adequate access to the back property.

Commissioner Hartweg stated he agrees with this. Commissioner Hartweg stated he was a little leery about a flag lot, but this makes the most sense.

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Acting Chairperson Mulherin stated he is comfortable with all this as long as this Village is.
Acting Chairperson Mulherin stated there should be an easement.

Acting Chairperson Mulherin stated no vote is needed on this at this time, and the consensus of the Plan Commission is supportive of this overall concept.

Trustee's Report

Trustee Ladesic stated there was a Workshop on Tuesday night, and the Village Board discussed the Apex 400 development. Trustee Ladesic stated there was lots of constructive input given by the Village staff, the Village Board and residents. Trustee Ladesic stated this project is generally supported by the Village Board, and the project will come to the Village Board for a vote at the January 28th meeting.

Chairperson's Report

Acting Chairperson Mulherin welcomed a member of the League of Women's Voters to the meeting who was observing.

Staff Report

Village Planner Sterrett stated there will be a Plan Commission meeting on February 14, 2019 to review the subarea for the Downtown Comprehensive Plan update. Village Planner Purvis stated there might be a Zoning Code Text Amendment to review as well.

Village Planner Purvis invited everyone to Fire Station #1 on Saturday, January 26th from 10:00 a.m. to 2:00 p.m. to a charrette for the future Downtown Streetscape project.

Other Business

None

Adjournment

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

PLAN COMMISSION

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JANUARY 24, 2019

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Attachment: January 24, 2019 Draft Plan Commission Meeting Minutes (3857 : January 24, 2019 Draft Plan Commission Meeting Minutes)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/28/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3861)

DOC ID: 3861

Zoning Text Amendment - to Allow Garages in the Corner Side Yard Setback

Background. Staff brought a number of text amendments before the Plan Commission for review in 2018. One of which 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 were a minimum distance of 20 feet from the property line. See the below amendment that was approved in 2018.

Amend Section 10-5-4(A)4 (Accessory structures and uses - Accessory Structure (or building) - Setbacks) to read as follows:

- (a) Location to front property line: Accessory structures shall be located no closer to the front property line than the principal structure on the lot. On reversed corner lots, accessory structures shall observe the same setbacks as the principal structure on the zoning lot. Accessory structures located on corner lots shall be located no less than twenty feet from the corner side lot line and no less than 18 feet from a corner side property line, except in the residential estate district where all accessory structures shall be located no closer to the front or corner side yard property line than the principal structure on the lot.
- (b) Structures less than ten feet from principal structure: Accessory structures less than ten feet from a principal structure shall observe the same setbacks as the principal structure on the zoning lot.
- (c) Structures greater than ten feet from principal structure: Accessory structures greater than ten feet from the principal structure shall maintain a distance equal to five percent of the lot width (and no less than three feet) from the side and rear property lines, and no less than ~~18~~ twenty feet from a corner side property line.

When this text amendment was brought forward, the chart in Chapter 5 of the Zoning Code, Supplementary Regulations, Section 10-5-5B(4) was inadvertently not amended. The chart should also have been amended to show that detached garages are a permitted encroachment in the corner side yard setback as follows:

Obstruction	Front (Corner)	Side	Rear	Regulations
14. Garage, detached	<u>X</u>	X	X	(a) Limitations: Per definition (b) Height: Per zoning district, measured from the top of the slab at the midpoint of the front of the garage to the highest point of the structure (c) 660 sq. ft.

				maximum area, except in the residential estate district, where a maximum of 750 sq. ft. shall be permitted (d) <u>Detached garages shall only be permitted in the corner side yard on corner lots</u> (e) <u>Detached garages shall be prohibited in the front yard and in the corner side yard of reversed corner lots</u>
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Commission Action. The Plan Commission should review and discuss the proposed Zoning Code text amendment. The Commission may recommend approval, approval with changes, or denial of the proposed amendment. Findings of fact do not need to be made for Zoning Code text amendments. Therefore, staff has not prepared draft motions for this item.

Cc: Trustee Liaison Pryde
Staci Hulseberg, Planning and Development Director

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Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/28/19 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Report
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3853)

DOC ID: 3853

Review and Recommendation of Official Zoning Map of 2019 (Planner Purvis)

ATTACHMENTS:

- PC Staff Report Official Zoning Map 022819 (PDF)
- Proposed 2019 Zoning Map (PDF)
- Highlighted Areas of 2019 Zoning Map (PDF)

STAFF REPORT

TO: Glen Ellyn Plan Commission
FROM: John Sterrett, Planner
DATE: February 22, 2019
FOR: February 28, 2019 Plan Commission Meeting
SUBJECT: Official Zoning Map of 2019

BACKGROUND: The Illinois Compiled Statutes require that the Village publish an updated Zoning Map by April 1st of each year. This update typically includes annexations, zoning map amendments and the correction of any scrivener's errors. Staff is requesting that the Plan Commission review and make a recommendation regarding the Official Zoning Map of 2019 to the Village Board.

PUBLIC HEARING: Public hearings were held before any annexations or zoning map amendments were approved. 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.

MAP

AMENDMENTS: The following changes were made to the Zoning Map in 2018.

889 West St. Charles Road. On June 25, 2018, the Village Board adopted Ordinance 6614 which approved annexing 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. The property was zoned RE Residential Estate upon annexation and later rezoned to CR Commercial Recreation on August 27, 2018 under Ordinance 6620.

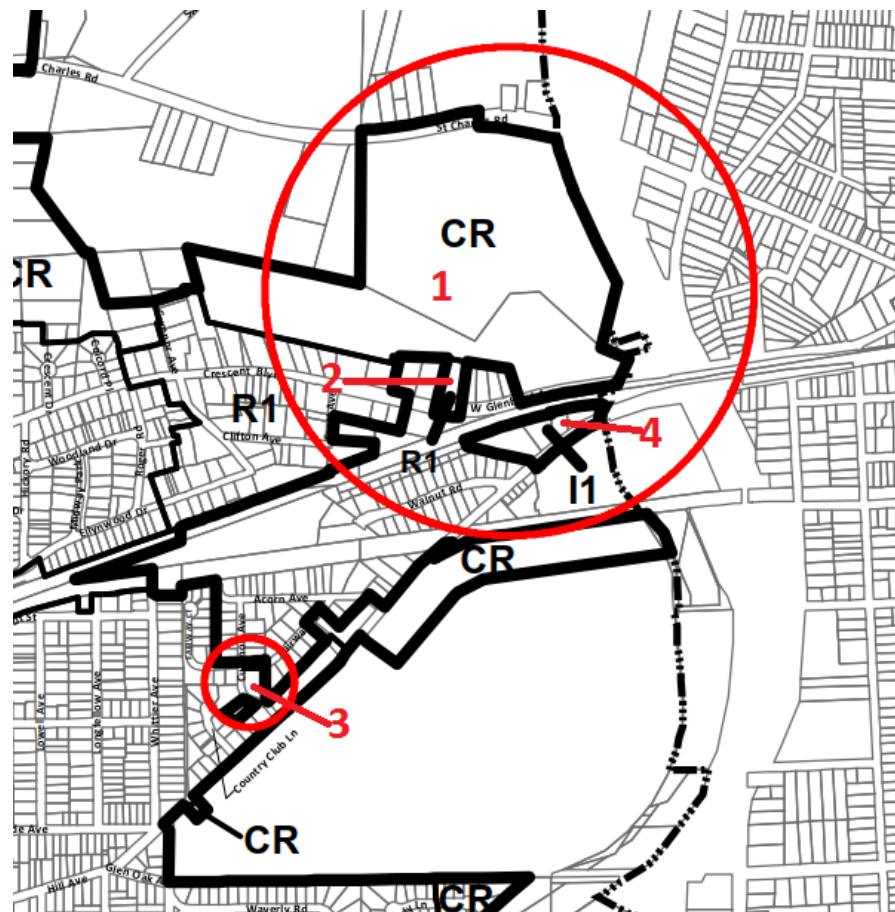
21W302 Crescent Boulevard. On August 27, 2018, the Village Board adopted Ordinance 6621 which approved annexing property commonly known as 21W302 Crescent Boulevard (new address 1090 Crescent Boulevard). The property was zoned R1 Residential as part of the annexation.

0N201 Cumnor Avenue.

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. The property was zoned R2 Residential District as part of the annexation. The property was subdivided into two lots and two single-family homes will be constructed on the lots.

21W180 Hill Avenue and 21W200 Hill Avenue. 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. The properties were zoned I1 Industrial under Ordinance 6632 at the same Village Board meeting. These are the first properties to be zoned to this district.



**PLAN
COMMISSION
ACTION:**

The Plan Commission is being asked to review the proposed 2019 Zoning Map and make a recommendation to the Village Board regarding its adoption as the Official Glen Ellyn Zoning Map of 2019. The Board is expected to act on the updated Zoning Map at their March 11, 2019 meeting.

ATTACHMENTS: Draft 2019 Zoning Map
Draft 2019 Zoning Map with Changes Highlighted

Cc: Staci Springer, Planning and Development Director
Kelly Purvis, Planner

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E.1.b



**Village of Glen Ellyn
2019 Draft Zoning Map
February 8, 2019**

E.1.c

Attachment: Highlighted Areas of 2019 Zoning Map (3853 : Zoning Map Update)

