

MINUTES
REGULAR PLAN COMMISSION MEETING
JANUARY 11, 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 Angela Fanella, Phillip Hartweg, Terra Costa Howard, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Plan Commissioner Tim Loftus and Chairperson Mary Loch were excused. Also present were Village Director of Planning and Development Staci Hulseberg, Village Planner John Sterrett and Recording Secretary Debbie Solomon.

A quorum was present.

Planning and Development Director Hulseberg entered the meeting at 8:00 p.m.

Public Comment

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

Approval of November 30, 2017 Plan Commission Minutes

Commissioner Fanella asked that a spelling error be corrected on page 4. Commissioner Fanella moved, seconded by Commissioner Howard, to approve the amended minutes of the November 30, 2017 Plan Commission minutes. The motion carried unanimously by voice vote.

Public Hearing – 501 Hillside Avenue – Glen Ellyn Bible Church – Amendment to Special Use Permit and Zoning Variation

On the agenda was a public hearing regarding the Glen Ellyn Bible Church's request for an Amendment to a Special Use Permit and a Zoning Variation.

PUBLIC HEARING – 501 HILLSIDE – GLEN ELLYN BIBLE CHURCH – AMENDMENT TO SPECIAL USE PERMIT AND ZONING VARIATION

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF AN AMENDMENT TO A SPECIAL USE PERMIT AND A ZONING VARIATION TO ACCOMMODATE A PROPOSED 2,400 SQUARE FOOT LOBBY AND BASEMENT

ADDITION TO THE EXISTING CHURCH BUILDING LOCATED AT 501 HILLSIDE AVENUE. THE SUBJECT PROPERTY IS LOCATED AT THE SOUTHWEST CORNER OF HILLSIDE AVENUE AND MAIN STREET IN THE R2 RESIDENTIAL DISTRICT.

Commissioner Howard moved, seconded by Commissioner Vondruska, 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 showed a site plan overview of 501 Hillside Avenue. Village Planner Sterrett stated the petitioner is the Glen Ellyn Bible Church, represented by John Vandervelde, Executive Pastor. Village Planner Sterrett stated the petitioner is requesting a public hearing regarding a proposed 2,400 square foot addition to the existing church building to accommodate a lobby space on the first floor and a children's programming area in the basement. In order to construct the addition, the petitioner is requesting approval of the following:

1. An amendment to Ordinance 3689 to delete condition #2 of Section 3 of the Ordinance.
2. A variation from Section 10-4-8(D)4(a) to allow a corner side yard setback of fifteen (15) feet in lieu of the minimum required corner side yard setback of thirty (30) feet.

Village Planner Sterrett stated the subject property is located at the southwest corner of Main Street and Hillside Avenue in the R2 Residential District. The surrounding land uses and zoning districts are as follows:

North: C5A Central Retail Core – Former Giesche Shoes; Office
North: C5B Central Business District - Medical Office; St. Petronille Parking
South: R2 Residential – Single-Family
East: R2 Residential - St. Mark's Episcopal Church
West: R2 Residential – Single-Family

Village Planner Sterrett stated a notice of the Public Hearing was published in the December 27, 2017 edition of The Daily Herald. Village Planner Sterrett stated a Special Use Permit and Side Yard Setback Variation were granted in 1967 during the church's construction under Ordinance 1512. Village Planner Sterrett stated a Special Use Permit and Parking Lot Variation were granted to the church in 1989 under Ordinance 3689 for a South Addition to the parking lot. Village Planner Sterrett stated a Zoning Variation and Side Yard Setback Variation were granted to the church in 2000 under Ordinance 4859 for construction of a shed.

Village Planner Sterrett stated the petitioner appeared before the Plan Commission on September 8, 2016 for a pre-application meeting for the proposed addition, and the petitioner presented a plan that included a 2,538 square foot addition as well as an outdoor terrace that would have been located at the property line along Hillside Avenue. Village Planner Sterrett stated that based on feedback from the Plan Commission, the petitioner has eliminated the outdoor terrace, reduced the size of the addition, and added additional pervious surface to the overall property to off-set the proposed impervious surface created from the addition.

Village Planner Sterrett showed a rendering of the proposed project and stated the petitioner is proposing a 2,400 square foot addition to the existing church building on the north side of the building to accommodate a lobby area on the main floor and a children's programming area in the basement. Village Planner Sterrett stated the addition will be constructed on an existing open space area west of the sanctuary.

Village Planner Sterrett stated in 1989, the Village Board approved Ordinance 3689 which granted approval of a special use permit for the Church to construct an addition on the south side of the building for educational activities. Village Planner Sterrett Ordinance 3689 also granted approval of a variation from the Zoning Code to allow the Church to have fifty-two (52) parking stalls in lieu of the required 135 parking stalls, and a condition was placed on Ordinance 3689 requiring the existing open space on the east side of the property and the existing open space to the west of the sanctuary to remain as greenspace. Village Planner Sterrett stated this condition essentially allows an addition to the building to be built on the impervious area west of the building only, and this impervious area is the parking lot for the Church. Village Planner Sterrett stated constructing an addition on the rear of the building would thus result in the elimination of several parking stalls, and the addition as proposed does not eliminate any parking stalls.

Village Planner Sterrett stated staff has researched and attached the transcript from the July 25, 1989 Plan Commission meeting when the Plan Commission discussed the requests for the addition and parking lot variation, and based on the transcript from this meeting it appears that condition #3 was placed in the ordinance to address a concern that if the Church were to construct an addition that increased the seating capacity of the Church then the existing number of parking stalls would not be able to accommodate the addition since a variation was being given at that time to reduce the required number of parking stalls. Village Planner Sterrett stated the proposed addition to the Church does not add any seats to the sanctuary and therefore does not require any additional parking stalls to be added to account for the addition. Village Planner Sterrett stated the applicant has indicated that the addition will make the lobby and children's programming area more functional than the current layout allows. Village Planner Sterrett stated the required corner side yard setback in the R2 district is thirty (30) feet, and the existing church has a nonconforming corner side yard setback ranging from

five (5) feet to fourteen (14) feet. Village Planner Sterrett stated the proposed addition has a corner side yard setback of fifteen (15) feet. Village Planner Sterrett stated the narrow configuration of the lot from north to south creates difficulty in placing the addition in the buildable area of the lot without impacting the existing parking stalls in the rear of the building. Village Planner Sterrett stated staff is of the opinion that eliminating parking stalls for the addition would have a far greater impact on both the Church property and surrounding properties than if the addition were constructed in the proposed location.

Village Planner Sterrett stated the proposed addition to the Church building will add 3,010 square feet of impervious surface to the property; however, the Church is proposing the elimination of 2,697 square feet of existing impervious surfaces to off-set this increase resulting in a net increase of 313 square feet of impervious surface to the property. Village Planner Sterrett stated the existing asphalt surface for the four (4) parking stalls closest to the building are proposed to be replaced with permeable pavers and several existing concrete areas, including a portion of an existing walkway on the south side of the building, are proposed to be eliminated and replaced with greenspace. Village Planner Sterrett stated all new impervious surfaces created from the addition will meet the required seven (7) foot impervious surface setback. Village Planner Sterrett stated stormwater detention for the property is currently provided within the confines of the parking lot, and the proposed improvements will also be serviced by the existing detention area. Village Planner Sterrett stated the net increase of impervious surfaces is less than 25,000 square feet so no additional detention is required.

Commissioner Fanella asked about the research that was done on the previous transcripts and why the original condition was put in the ordinance that the Church is asking to overturn. Village Planner Sterrett stated the staff looked these transcripts from the two public hearings in 1989, and staff could not assume exactly what the reason was for this. Village Planner Sterrett stated it did appear that due to an addition to the church which resulted in a parking variation that there was some concern that if the Church did expand additional parking in the future which could affect the current parking. Village Planner Sterrett stated since the Church is not adding any additional seating to the sanctuary, there is no requirement by code to add additional parking at this time.

Commissioner Saeed asked about Condition #2 in Ordinance 3689. Village Planner Sterrett stated this says that the open space is to remain green space in the future.

Acting Chairperson Heming-Littwin asked about where the corner side yard setback that is being referenced. Village Planner Sterrett showed this on the overview and stated the closest point is 15.1 feet, but is required to be 30 feet.

Acting Chairperson Heming-Littwin asked what percentage of green space is being taken up by the addition to which Village Planner Sterrett stated the petitioner will talk through this in their presentation.

Petitioner's Presentation

Sworn in were Tracy Kasson, attorney with Rathje and Woodward at 300 E. Roosevelt Road in Wheaton, Illinois; John Vandervelde, Executive Pastor of Glen Ellyn Bible Church at 501 Hillside Avenue in Glen Ellyn, Illinois; Mark Richards, Project Engineer with Webster, McGrath and Ahlberg at 207 S. Naperville Road in Wheaton, Illinois; and Mark Swanson, architect who resides at 536 S. 7th Street in Barrington, Illinois.

Mr. Kasson stated the original church was constructed in 1968, and in 1989, the church requested a Special Use Permit to add a gym and offices. Mr. Kasson stated the green space requirement that is in the transcripts seem to stem from one Plan Commission member who was concerned that the parking situation may need to be looked at if an addition was requested in the future. Mr. Kasson stated in these transcripts, the Village's attorney at that time said this was not necessary; however, the green space requirement was added as a protective measure so the Church would need to come back. Mr. Kasson stated the Church is not adding any seating to the sanctuary so additional parking is not needed.

Mr. Vandervelde stated Glen Ellyn Bible Church has been an integral part of Glen Ellyn for over 75 years. Mr. Vandervelde stated the Church does need to make upgrades and expand. Mr. Vandervelde stated the stairways between the levels were built on different standards so these stairways are now much too narrow for children and the elderly. Mr. Vandervelde stated all the Church's children's programming is in the basement of the building, and they want to ensure these stairways are safe, wider and easier to navigate. Mr. Vandervelde stated the current main lobby is too small for the Church's needs today, and the building is used nearly every evening during the week. Mr. Vandervelde stated the lobby area needs to be a more welcoming and open space. Mr. Vandervelde stated the expansion does fit the architecture of the current facility and also matches the surrounding neighborhood. Mr. Vandervelde stated they did listen to the Plan Commission's comments at the pre-application meeting and did preserve as much green space as possible as well as remove the outdoor patio.

Commissioner Howard if the Church has had an increase in membership in the past year. Mr. Vandervelde stated the Church has not had significant growth year over year; however, families with young children are moving out of the city to Glen Ellyn, and all four of the Church's nursery rooms on the lower level are full.

Acting Chairperson Heming-Littwin asked about the number of current members. Mr. Vandervelde stated they have around 800 members and regular attendees.

Mr. Richards stated the exact size of the addition is 2,277 square feet, and the net new impervious area is approximately 313 square feet. Mr. Richards stated the existing building has a non-conforming corner side yard setback ranging from 5 feet to 14 feet, and the proposed addition would have a corner side yard setback of 15 feet. Mr. Richards stated the Church's lot is 140 feet wide so the variance request would be 13.6% of the frontage on Hillside Avenue. Mr. Richards stated the permeable pavers that will be used in the four parking spaces are not required for this project; however, these pavers do help with drainage and allows the roof drains to be routed through an area which will allow some infiltration. Mr. Richards reviewed the landscape plan.

Mr. Swanson showed the proposed rendering for the Church and stated they designed this to match the original building. Mr. Swanson stated the arched windows will continue around the curve of the building, and the same bricks around the keystone will be used as well. Mr. Swanson stated they will keep the Colonial style so this matches the original structure of the building. Mr. Swanson stated the stairs down to the lower-level lobby will be wide enough to accommodate the volume of people coming and going. Mr. Swanson stated there was some concern about the lower level being sprinkled so they will work with the Village staff to ensure this is done. Mr. Swanson stated the new addition will have sprinklers; however, they are waiting to see if the sanctuary will still need to have these, and the Church will do this if needed.

Commissioner Hartweg asked if the sidewalk would be changed to permeable pavers as well. Mr. Swanson stated they could look at this; however, they do want to ensure they are ADA compliant.

Commissioner Howard asked if there were any current ADA issues to which Mr. Swanson stated the Church does have an elevator so the Church does meet current ADA compliance.

Acting Chairperson Heming-Littwin asked about the mechanicals. Mr. Swanson stated if they do put the mechanicals on the roof, these would go behind a parapet wall. Mr. Swanson stated there has been some talk and revise the equipment so there would be no rooftop mechanicals.

Mr. Kasson summarized the project and stated this project will be harmonious to the surrounding area as the proposed addition does match the existing church. Mr. Kasson stated the Church is not asking for any additional seating in the sanctuary so the Church does not need

to install additional parking. Mr. Kasson stated the Church will be in commercial character with the surrounding community. Mr. Kasson stated the side yard setback variance is being requested due to the hardship of the nonconforming corner side yard setback currently being anywhere from 5 feet to 14 feet. Mr. Kasson stated 40% of the property width is taken up in setbacks, and they will not be altering essential setbacks. Mr. Kasson stated the Church is asking for the condition in Ordinance 3689 to be overturned the proposed addition would not affect the parking area.

Questions from the Plan Commission

Commissioner Hartweg asked where the water runs off to. Mr. Kasson stated there are drains in the parking lot where the water drains, and then the water goes into the public sewer. Mr. Richards stated the roof drains from the addition will be routed into the permeable pavers. Mr. Richards stated there is drain tile underneath the permeable pavers that will connect to the storm sewer system. Mr. Richards stated there is some detention in the parking lot as well which goes in the storm sewer. Acting Chairperson Heming-Littwin if the water runs underground. Mr. Richards stated the drain water will run underground through a pipe.

Commissioner Howard asked about the lobby. Mr. Vandervelde stated the main need for the lobby is on Sunday mornings due to the amount of people, and the lobby will also provide a welcoming gathering space for programs during the week. Commissioner Howard asked about the programming during the week. Mr. Vandervelde walked through the typical programming during the week. Commissioner Howard asked if the programming is typically on weekday evenings to which Mr. Vandervelde stated it is.

Persons in Favor of or in Opposition to the Request

Matt Johanson, who resides at 475 Hillside Avenue in Glen Ellyn, Illinois, stated he has been a Glen Ellyn resident for over 20 years and is a member of Glen Ellyn Bible Church as well. Mr. Johanson stated he is definitely in support of this project as it will upgrade and beautify the neighborhood.

Susan Johanson, who resides at 475 Hillside Avenue in Glen Ellyn, Illinois, stated this project will not be a hindrance. Ms. Johanson stated she has worked in the Church's children programming for many years, and they have been waiting for the upgrades to the lobby and the stairways for a long time.

Jamie Simoneit, architect with z+o Architectures and Interiors at 504 Hillside Avenue, stated he is excited about the Church's proposed project, and this project will have no adverse effect on

the neighborhood. Mr. Simoneit stated his business is across the street from the church. Mr. Simoneit stated the green space on the north side of the church is in shadow very often. Mr. Simoneit stated he feels the church is in need of this addition as he is an usher at Glen Ellyn Bible Church, and Sundays can be very chaotic and crowded.

Bob Davidson, owner of Blackberry Market at 695 N. Main Street, stated he is the closest retailer to the church, and he does support this project. Mr. Davidson stated this is a community that supports each other and takes care of each other. Mr. Davidson stated he can vouch for the church as they have worked well together. Mr. Davidson stated the church is good about additional parking if Blackberry Market does have an event at night. Mr. Davidson stated he only sees a positive impact with this project and has no issues with this. Mr. Davidson stated he is not a member of the Glen Ellyn Bible Church.

Commissioner Howard moved, seconded by Commissioner Fanella, to close the public hearing at 7:50 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Vondruska stated most communities have churches on many corners, and it seems there is never enough parking. Commissioner Vondruska stated he like the changes and appreciates that the Church listened to the Plan Commission's comments and made adjustments.

Commissioner Fanella stated she is happy to see the Church took the Plan Commission's feedback into consideration and appreciates that research was done into the 1989 transcripts to see why this should be overturned. Commissioner Fanella stated she can support this project and appreciates the diligence and persistence that went into this project.

Commissioner Saeed stated he has no problem with the expansion. Commissioner Saeed stated he was concerned with the roof drains, but feels better after the explanation.

Commissioner Howard stated this sounds like a great project and is happy that the Church took into consideration what the Plan Commission said. Commissioner Howard stated it is great to see the support of local business owners as well.

Commissioner Hartweg stated they will be changing the "box" on the corner to a nick-looking building. Commissioner Hartweg stated he likes the use of the pavers. Commissioner Hartweg stated he did walk around the church, but saw no signage so it is a bit hard to tell where the front door is.

Commissioner Rodemann stated the petitioner took great care in putting together this proposal as the design is elegant and fits the architecture already there. Commissioner Rodemann stated this project will enhance the Glen Ellyn Bible Church and the Village of Glen Ellyn as a whole.

Acting Chairperson Heming-Littwin thanked the Church for coming back and stated she is happy to see this updated project proposal. Acting Chairperson Heming-Littwin stated she was concerned about the originally proposed outdoor patio.

Motion

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

Having considered the application of the Glen Ellyn Bible Church for approval of an amendment to the existing Special Use Permit to delete condition #2 in Section III of Ordinance 3689 and to allow a 2,277 square foot building addition, and a variation from the Zoning Code for 501 Hillside Avenue, the Plan Commission hereby adopts the findings of fact in the petitioner's application packets and the testimony presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the requests, subject to the following conditions:

1. The proposed addition and existing building shall adhere to all applicable building, fire, and life safety codes and the construction plans be revised to meet the requirements outlined in the Building Division review memo from Steve Witt, Building and Zoning Official, dated August 31, 2017; and
2. Comments contained in the Public Works review memo from Rich Daubert, Professional Engineer, dated November 30, 2017, shall be addressed at the time of the building permit application.

The motion carried unanimously with seven (7) yes votes and zero no votes as follows: Plan Commissioners Howard, Hartweg, Fanella, Rodemann, Saeed, Vondruska and Acting Chairperson Heming-Littwin voted "yes."

Village Planner Sterrett stated this would be on the Village Board's agenda for an approval vote on February 12, 2018.

There was a break taken at 7:58 p.m. Planning and Development Director Hulseberg entered the meeting at 8:00 p.m. Acting Chairperson Heming-Littwin reconvened the meeting at 8:05 p.m.

Public Hearing – Zoning Text Amendments

On the agenda was a public hearing regarding Zoning Text Amendments.

PUBLIC HEARING – ZONING TEXT AMENDMENTS

CONTINUED PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING PROPOSED AMENDMENTS TO THE GLEN ELLYN ZONING CODE. AMENDMENTS INCLUDE CHANGES TO CHAPTERS 2, 4, 5, AND 8 OF THE GLEN ELLYN ZONING CODE THAT WILL AFFECT THE REGULATIONS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN THE VILLAGE. THE PROPOSED AMENDMENTS ARE RELATED TO SUCH THINGS AS DEFINITIONS, SUPPLEMENTAL REGULATIONS, RESIDENTIAL AND COMMERCIAL USES, ACCESSORY STRUCTURE SETBACK REQUIREMENTS, AND PERMITTED OBSTRUCTIONS AND STRUCTURES IN REQUIRED YARDS, AMONG OTHER ITEMS.

Commissioner Fanella moved, seconded by Commissioner Vondruska, to open and continue the public hearing regarding Zoning Text Amendments at 8:06 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Acting Chairperson Heming-Littwin stated anyone who were sworn in previously is still under oath.

Acting Chairperson Heming-Littwin stated they had discussed Group Homes at the last meeting about Permitted Use versus Special Use.

Commissioner Fanella stated she would like to wait to discuss the Group Home text amendment until all the Commissioners who were at the last meeting at present and so the Commissioners have the minutes from that meeting in front of them.

Commissioner Vondruska stated he read the updated Staff Memo on Group Homes. Commissioner Vondruska stated there are concerns about Group Homes and the Fair Housing Act and asked if the Village's attorney is comfortable with the update. Planning and Development Director Hulseberg she will get the attorney's comments for the next meeting.

Acting Chairperson Heming-Littwin suggested they start at the beginning of the Draft of Proposed Zoning Code Text Amendments and discuss these one by one.

1. Clarify that the regulations contained in the "Permitted Obstruction and Accessory Structures in Required Setbacks" table apply to all accessory structures and obstructions,

regardless if they are in a require yard, including that all commercial businesses are required to have enclosures for their bulk trash containers, regardless if it is in a required yard.

Village Planner Sterrett stated staff is proposing that the regulations contained in the Permitted Obstructions and Accessory Structures table be applicable to all obstructions and accessory structures regardless of whether they are located in a required yard or elsewhere on a lot, as has been standard practice for accessory structures located outside of a required yard.

There were no questions or comments from the Plan Commission or the public on this text amendment.

2. Clarify that an alteration does not include reconstruction. As currently written, this allows non-conformities to survive.

Village Planner Sterrett stated they are taking out the words “reconstruction” and “replacement.” Village Planner Sterrett stated a non-conforming building would remain non-conforming.

Bill Enright, who resides at 344 N. Main Street in Glen Ellyn, was sworn in. Mr. Enright asked what would happen if a structure was non-conforming in the first place and how this would fall in these parameters. Village Planner Sterrett stated there is nothing to prevent an owner from tearing down and building in the same non-conformance.

Commissioner Rodemann asked where the line is drawn with this as it seems a bit grey. Village Planner Sterrett stated the alteration definition is specific, and it is just the words “reconstruction” and “replacement” that will be removed.

Planning and Development Director Hulseberg stated there can be exceptions to this as well, but these word changes are not a huge change.

3. Clarify the maximum permitted heights of Flagpoles.

Village Planner Sterrett stated the height of a flagpole is only “per zoning district” with no indication of what height restriction of a particular zoning district a flagpole must follow so the height will not exceed the maximum height permitted for the principal structure on the lot in the subject zoning district.

Mr. Enright asked if this is equal to the height of the house. Village Planner Sterrett stated a flagpole cannot go above the height of the principal building on the lot.

4. Make "Group Homes" a permitted or special use in various residential districts.

Acting Chairperson Heming-Littwin stated they will skip this one.

5. Make second floor residential uses permitted, rather than special uses, in the downtown.

There were no questions or comments from the Plan Commission or the public on this text amendment.

6. Make a pay day loan service a special use, rather than a permitted use, in the C3 district and eliminate them completely from the C5A and C5B districts.

Village Planner Sterrett stated this is being amended so the Village can have more control over where these pay day loan services, such as currency exchanges, can be located.

Mr. Enright asked why the Village is regulating this as there should be state requirements on this. Village Planner Sterrett stated the Village is only regulating the land-use component on this. Mr. Enright stated he does not feel the Village should be regulating this.

Commissioner Howard stated is fine with the Village doing this as she does not want to see one on every block, and the Village wants businesses that will generate tax income.

7. Add pharmacy and drug store permitted uses to C3 district.

Village Planner Sterrett stated the building and zoning official is allowed to permit a land use to be considered either a permitted or special use when such a use had been deemed similar in nature and is compatible with the listed uses. Village Planner Sterrett stated this use is then similar to and compatible with, uses in the C3 District so staff recommends adding this use as a permitted use.

Commissioner Vondruska asked if a Special Use would still be needed if the pharmacy or drug store has a drive-through window. Village Planner Sterrett stated this would need a Special Use.

Commissioner Fanella asked if a medical marijuana dispensary is considered a pharmacy or drug store. Planning and Development Director Hulseberg stated it is neither, and the staff knows exactly where these could go in the Village. Village Planner Sterrett stated a medical marijuana dispensary has its own category in the Zoning Code.

8. Eliminate millinery and haberdashery uses from the C5A and C5B districts.

Village Planner Sterrett stated the terms millinery, hat store for women, and haberdashery, clothing store for men, are obsolete and no longer used so they are removing these use categories.

There were no questions or comments from the Plan Commission or the public on this text amendment.

9. Create regulations for solar panels.

Village Planner Sterrett stated they need more regulation and limitation on where solar panels go can be located. Village Planner Sterrett stated a three foot clearance should be maintained between the top of the solar energy system and the ridge height of the building.

Commissioner Fanella asked if they are complicating the ability of a resident to install solar panels with this wording. Acting Chairperson Heming-Littwin stated having no trees would be more important than where the solar panels are located.

10. Create a setback requirement for pervious paver driveways, similar to impervious driveways.

Village Planner Sterrett stated this amendment will close a loop hole of allowing “grasscrete paver” driveways to be located within the required impervious setback of a district.

Commissioner Rodemann asked if the Village is trying to eliminate the ability to put “grasscrete” up to the property line. Planning and Development Director Hulseberg stated this can look unkempt if not maintained right, and the Stormwater Engineer says that larger width lots have greater impervious surface setbacks. Planning and Development Director Hulseberg stated by decreasing the amount a surface may allow water to penetrate before it is considered impervious will consider “grasscrete pavers” impervious and require it to meet the setback. Planning and Development Director Hulseberg

Ray Whalen, who resides at 177 Sunset Avenue in Glen Ellyn and owns a local building company, was sworn in. Mr. Whalen stated he does not know anyone who has a complete paver driveway in the Village. Mr. Whalen asked if this amendment relates to the #13 zoning text amendment as well. Mr. Whalen stated a “grasscrete” driveway is going to create ruts on the sides of the driveways.

Planning and Development Director Hulseberg stated they should defer the discussion on this so the staff could do some more work. Planning and Development Director Hulseberg stated they many need to prohibit “grasscrete driveways” completely.

It was decided to defer the discussion on this text amendment.

11. Clarify that only emergency generators are allowed to project in to the required yards, not all mechanical equipment such as HVAC units and pool equipment.

Village Planner Sterrett stated all mechanical equipment had been grouped together on the Permitted Obstructions and Accessory Structures in Required Setbacks table, and it was decided to separate emergency generators from other mechanicals.

Planning and Development Director Hulseberg stated some residents were having difficulty replacing their Air Conditioning units in side yards, and the biggest concerns are the front yard and corner side yard.

Acting Chairperson Heming-Littwin stated it does not seem to make sense that a generator, which is louder than an air conditioning unit, would be allowed in a side yard, but an air conditioning unit would not be. Commissioner Fanella stated she feels there needs to be a bit more wiggle room for the air conditioning units.

Planning and Development Director Hulseberg there was a reason for this; however, they will defer this discussion and pull the original Staff Report on this topic.

Mr. Whalen stated there is a difference between required side yard and side yard, and you can put an air conditioning unit on the side of a house, just not in the required side yard setback.

Acting Chairperson Heming-Littwin asked about satellite dish placement to which Village Planner Sterrett stated the Village cannot regulate satellite dish locations.

It was decided to defer the discussion on this text amendment.

12. Allow accessibility ramps in the accessory structures chart in the same location stairs are allowed.

Village Planner Sterrett stated this would allow ramps to be put in a front or rear yard. Acting Chairperson Heming-Littwin asked if a ramp could be in a required side yard setback to which Village Planner Sterrett stated it could not.

13. Allow primary shared driveways between 2 homes to not meet the required impervious surface setback.

Village Planner Sterrett stated this is for 2 homes that have driveways that go right to the property line, and it allows for 2 existing driveways to share the same apron/access into the street.

Acting Chairperson Heming-Littwin asked what would happen if 2 driveways are currently touching. Village Planner Sterrett stated a homeowner could go back and redo the driveway if they wanted to.

There was a discussion on this. Planning and Development Director Hulseberg stated they could go back and add language to say that if the Village Engineer says the driveways are ok; however, this should be a very rare occurrence.

It was decided to defer the discussion on this text amendment.

14. Remove the setback limitation for Basketball Poles and Non-mechanical Laundry Drying Equipment (clothesline).

Village Planner Sterrett stated this amendment came from a variation request that came before the Village Board about a year ago. Village Planner Sterrett stated staff is proposing to allow basketball poles and clotheslines in all required yards without limitations.

Acting Chairperson Heming-Littwin stated they should not have to do a text amendment due to one issue.

Village Planner Sterrett stated the staff did do a survey of the surrounding communities to see which communities regulate this and which do not. Village Planner Sterrett stated Oak Brook, Warrenville, Woodridge, Lisle and Geneva are among the communities that do have regulations on this, and Hinsdale, Batavia, Naperville, Lombard, Elmhurst and Carol Stream do not have regulations on this.

Acting Chairperson Heming-Littwin asked for a consensus, and all Commissioners were fine with this.

15. Require all accessory structures and detached garages to meet the minimum required corner side yard setback for principal structures.

Commissioner Howard asked what an accessory structure was to which Village Planner Sterrett stated this would be a shed or gazebo.

Planning and Development Director Hulseberg stated this is more of a characteristic of the streetscape issue, and there should be an open view with no obstructions. Planning and Development Director Hulseberg stated there should be uniformity on this in the neighborhood as well; however, these structures have been allowed in the past on corner lots.

Commissioner Howard stated the requirements for accessory structures on corner lots may be more difficult and suggested they may need to look at requirement for building on corner lots.

Acting Chairperson Heming-Littwin stated they need to look at the code for all corner residential lots, but not make this over-riding for all properties.

Planning and Development Director Hulseberg stated this is only for corner side yard setbacks. Planning and Development Director Hulseberg stated the staff will give the addresses of homes in question to the Plan Commissioners to drive by and look at.

Mr. Whalen put a picture up from the Zoning Code and stated this does change the use of the rear yard. Village Planner Sterrett showed some pictures of how an obstruction might look.

It was decided to defer discussion on this text amendment.

16. Add Corner Side Lot Line to the list of definitions of Lot Lines.

Village Planner Sterrett stated they have current definition for a Corner Side Lot Line.

Planning and Development Director Hulseberg stated they should defer this discussion as this language relates to #15.

It was decided to defer discussion on this text amendment.

17. Create definition of Gross Floor Area and Net Floor Area.

Village Planner Sterrett stated this is just creating definitions for Gross Floor Area and Net Floor Area.

There were no questions or comments from the Plan Commission or the public on this text amendment.

18. Define what a turret is and consider a turret as a special architectural feature and place limits on their area, height and setback. The current height regulations effectively prohibit them.

Village Planner Sterrett stated this amendment will allow turrets to be architectural features of a building, and turrets can be no more than five feet higher than the constructed ridge of the house.

Commissioner Vondruska asked for a definition of a turret to which Village Planner Sterrett stated the definition is already included in the code.

Mr. Whalen stated there is concern from the builder's side about this. Commissioner Howard asked if it was ok to get the language in now and then adjust the language later if needed.

It was decided to defer discussion on this text amendment.

19. Create definitions for pet grooming, pet training, pet store and veterinarian which are mostly currently lumped together as kennels.

Village Planner Sterrett stated they have no terms defined for animal day cares, animal grooming or animal training facilities. Village Planner Sterrett stated staff feels animal grooming is appropriate as a permitted use in not only the C3 but also the C2 and C5B district.

Acting Chairperson Heming-Littwin asked if Woofbeach is an animal day care too as she does see dogs there all day long sometimes. Planning and Development Director Hulseberg stated they will look at this again.

20. Require a Special Use Permit for beauty and barber shops and nail salons on the first floor in the C5A District.

Village Planner Sterrett stated they are adding definitions for beauty shops, barber shops and nail salons. Village Planner Sterrett stated the Village did receive a letter of concern from the Downtown Alliance as they wanted to ensure these types of places were defined.

There were no questions or comments from the Plan Commission or the public on this text amendment.

21. Eliminate the requirement for spacing of light poles.

Village Planner Sterrett stated requiring light poles to be spaced apart from one another decreases the effectiveness of the lighting.

There were no questions or comments from the Plan Commission or the public on this text amendment.

22. Add a requirement for trash cans for outdoor seating on private property.

Commissioner Fanella asked if this is for all outdoor seating for restaurants to which Village Planner Sterrett stated it is. Commissioner Fanella asked about Blackberry Market. Village Planner Sterrett stated Blackberry Market's outdoor seating is in the public right-of-way, and they do have an agreement with the Village to have a trash can.

23. Reduce the parking requirement for carry-out restaurants which is currently excessive.

Village Planner Sterrett stated the Village had an extremely restrictive code on this so they changed it to say 1 space for each 100 square feet of gross floor area, instead of 40 square feet.

There were no questions or comments from the Plan Commission or the public on this text amendment.

24. Establish a minimum interior side yard setback in the R1 and R0 Residential Districts.

Village Planner Sterrett stated this has to do with flag lots which have narrow lot width by definition.

There were no questions or comments from the Plan Commission or the public on this text amendment.

25. Allow legal, non-conforming decks to be reconstructed.

Village Planner Sterrett stated this has to do with decks that are accessed from the second story of a home. Village Planner Sterrett stated only decks that are within a required rear yard have height limitations which is currently three feet so the staff is proposing to increase this to 6 feet. Village Planner Sterrett stated anything over six feet in height in buildable area would then count toward Lot Coverage Ratio (LCR). There was a discussion over six feet versus seven feet.

Mr. Whalen stated he is concerned about a possible walk-out basement with a lot that slopes as it would not be good then to count this in the LCR. Mr. Whalen stated he is concerned with visibility, and decks do help to break up the bulk view of a home.

Planning and Development Director Hulseberg stated they will eliminate that these will contribute to LCR.

26. Remove reference to the Architectural Review Commission from the Zoning Code.

Village Planner Sterrett stated now the Architectural Review Commission (ARC) is now dissolved, all references to the ARC do need to be deleted from the Zoning Code.

There were no questions or comments from the Plan Commission or the public on this text amendment.

Commissioner Fanella moved, seconded by Commissioner Vondruska, to recommend approval of the following zoning text amendments as discussed:

#1; 2; 3; 5; 6; 7; 8; 9; 12; 14; 17; 19; 20; 21; 22; 23; 24; 26 and #25 with the stricken language, "but shall be included in the lot coverage ratio of the lot when constructed over 6' in height."

The motion carried unanimously with seven (7) yes votes and zero no votes as follows: Plan Commissioners Fanella, Vondruska, Hartweg, Howard, Rodemann, Saeed and Acting Chairperson Heming-Littwin voted "yes."

Commissioner Fanella moved, seconded by Commissioner Hartweg, to continue the public hearing for the remaining Zoning Text Amendments to be reviewed to the next regularly scheduled Plan Commission meeting. The motion carried unanimously by voice vote.

Trustee's Report

None

Chairperson's Report

Acting Chairperson Heming-Littwin stated she would be the acting chairperson again at the January 25, 2018 meeting as Chairperson Loch will be out of town.

Staff Report

Village Planner Sterrett stated there are two items to be considered at upcoming Plan Commission Meetings: 765 Harding Avenue and 240 Hawthorne Boulevard.

Other Business

Karen Gorz, who resides at 570 Crescent Avenue in Glen Ellyn, stated she is a member of the League of Women Voters, and she is observing Village meetings. Ms. Gorz stated she would appreciate it if the Plan Commission's packet was on the Village's website.

Planning and Development Director Hulseberg stated the staff is working on this and are doing a few commissions at a time with the new electronic packet system.

Adjournment

Commissioner Howard moved, seconded by Commissioner Fanella, to adjourn the meeting at 9:57 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary