REGULAR PLAN COMMISSION MEETING
JANUARY 25, 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, Tim Loftus, Mohammed Saeed and Jamie Vondruska were present. Plan Commissioners Terra Costa Howard and David Rodemann and Chairperson Mary Loch were excused. Also present were Village Planner John Sterrett, Recording Secretary Debbie Solomon and Trustee Bill Enright.

A quorum was present.

Public Comment

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

Approval of December 14, 2017 Plan Commission Minutes

Commissioner Loftus moved, seconded by Commissioner Vondruska, to approve the amended minutes of the December 14, 2017 Plan Commission minutes. The motion carried unanimously by voice vote.

Public Hearing – 765 Harding Avenue – Harding Custom Homes – 4-Lot Single-Family Subdivision

On the agenda was a public hearing regarding Harding Custom Homes' request for approval of a minor subdivision and variation from the Subdivision Regulations Code.

PUBLIC HEARING – 765 HARDING AVENUE – HARDING CUSTOM HOMES – 4-LOT SINGLE-FAMILY SUBDIVISION
PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A MINOR SUBDIVISION AND VARIATION FROM THE SUBDIVISION REGULATIONS CODE TO ACCOMMODATE A FOUR (4) LOT SINGLE-FAMILY SUBDIVISION. THE PROPERTY IS LOCATED AT 765 HARDING AVENUE LOCATED WITHIN THE R2 RESIDENTIAL ZONING DISTRICT.

Commissioner Fanella moved, 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 Sterrett was sworn in and showed a site plan overview of 765 Harding Avenue. Village Planner Sterrett stated the petitioner is Harding Custom Homes, LLC, represented by Marv Ritter. Village Planner Sterrett stated the petitioner is requesting a public hearing regarding a proposed 4-lot minor subdivision for detached single-family residential homes. In order to develop the property as proposed, the petitioner is requesting approval of the following:

1. Approval of a Minor Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code; and

2. A variation from Section 11-4-4(E) of the Subdivision Regulations Code to allow a right-of-way width of 55 feet in lieu of the minimum required right-of-way width of 60 feet.

Village Planner Sterrett stated the subject property is located on the south side of Harding Avenue just east of Nicoll Way, approximately one-quarter mile south of Roosevelt Road, in the R2 Residential District. Village Planner Sterrett stated the surrounding land uses and zoning districts are as follows:

North: R2 Residential – Single-Family
North: R4 Residential - Condos
South: R2 Residential – Single-Family
East: Vacant
West: R2 Residential – Single-Family
Northwest: R4 Residential - Townhomes

Village Planner Sterrett stated the petitioner is proposing to subdivide a 1.09 acre tract of land into four (4) lots for single-family detached units. Village Planner Sterrett stated no new streets will be created as a result of the development, and all four (4) lots will be accessed from the existing Harding Avenue right-of-way. Village Planner Sterrett stated the subdivision of land is considered a minor subdivision and requires approval of a final plat, and no preliminary plat approval is required.

Village Planner Sterrett stated it is anticipated that the petitioner intends to develop the 3.09 acre property to the east with 24 single-family attached townhome units. Village Planner

Sterrett stated the townhome development, which will require a zoning map amendment, major subdivision and planned unit development, is not being requested at this time and will require a public hearing at a future date once the application is complete. Village Planner Sterrett referred to the attached Plan Commission meeting minutes from the 3rd pre-application meeting for the proposed townhome development. Village Planner Sterrett stated at this meeting, the petitioner indicated they intend to move forward with developing the 765 Harding Avenue parcel with as a 4-lot minor subdivision.

Village Planner Sterrett stated the Plan Commission may want to consider the following conditions as a part of their recommendation:

1. All sidewalks proposed in the subdivision shall be installed no later than 24 months after the issuance of the first occupancy permit.

2. The topsoil stockpile shall be removed from the property adjacent to the east as soon as construction of the 4 lots is complete.

3. Complete a land transfer application to transfer the remnant lot of approximately 3,500 square feet created on the east side of the subject property to the adjacent 787 Harding Avenue parcel to the east. The recording of the land transfer plat shall be recorded prior to the subject requests being placed on the Village Board agenda for consideration.

4. The comments contained in the Public Works review memo from Rich Daubert, Professional Engineer, dated December 1, 2017 shall be addressed at the time of the permit review for the project.

5. The required developer donations for the project shall be submitted prior to the issuance of any building permits. Or, depending on the direction from the Plan Commission: The required developer donations for the project be submitted prior to the issuance of any building permits. The petitioner shall be credited with one dwelling unit having previously been located on the property and thus the payment of only three dwelling units is required.

6. Any other conditions the Plan Commission feels appropriate for the requested approvals.

Commissioner Loftus asked about the proposed area where the topsoil is going to be once the topsoil is removed. Village Planner Sterrett stated there is a small lot being created, but this lot

is not large enough to be a buildable lot according to the Village so the petitioner will need to do a land transfer of this remnant lot to the lot the petitioner owns to the east of the subject property. Commissioner Loftus asked if the land transfer needs to happen before this request is approved. Village Planner Sterrett stated this transfer needs to happen before the Village Board considers the application because the Board cannot approve this remnant lot so the Planning and Development Department recommends adding the condition to the Plan Commission's recommendation that the recording of the land transfer plat be recorded before this comes to the Village Board for approval.

Commissioner Fanella asked if elevations of the homes had been seen by Planning and Development. Village Planner Sterrett stated these are single-family detached homes so they do not need to see the elevations. Commissioner Fanella asked about a monotony or sameness clause. Village Planner Sterrett stated they do not think this will be a concern for these four homes as they will be custom-built homes. Village Planner Sterrett stated to his knowledge, this clause was only added when the Amber Ridge subdivision was being created as there were four models being proposed, and there were some concerns over this.

Petitioner's Presentation

Marv Ritter, who resides at 899 Clifton Avenue in Glen Ellyn, was sworn in and stated he is representing Harding Custom Homes. Mr. Ritter stated he owns Rite-Way Custom Homes.

Questions from the Plan Commission

Commissioner Fanella asked about the monotony/sameness elevation concern. Mr. Ritter stated they have not designed these homes yet. Mr. Ritter stated they do have a couple of concept homes, but these drawings are not back from the architect yet. Mr. Ritter stated he and his business partner have been building custom homes in Glen Ellyn for 28 years, and they have never built the same house twice.

Commissioner Loftus asked about any idea on the potential elevations in respect to the rest of the neighborhood. Mr. Ritter stated he has not seen the elevations yet, but when an application goes in to build a single-family home, there is a fair amount of scrutiny. Mr. Ritter stated their goal is to sell the homes so they do want the homes to look nice.

Action Chairperson Heming-Littwin asked about pushing Harding Avenue through. Mr. Ritter stated at the Plan Commission meeting in July 2017, half the Plan Commissioners seemed fine with pushing Harding Avenue through, and the other half of the Plan Commissioners did not seem fine with this. Mr. Ritter stated a traffic study was requested. Mr. Ritter stated they

received a letter yesterday from the Illinois Department of Transportation (IDOT), and IDOT does not seem happy about pushing Harding Avenue through. Mr. Ritter stated if they want to pursue this, more conditions would be placed on this such as widening Illinois Route 53 and putting in a sidewalk from Harding to Pershing. Mr. Ritter stated a sidewalk would be on the Harding properties, but not in the Village's right-of-way. Mr. Ritter stated Public Works has a copy of this, but they have not spoken on this yet. Mr. Ritter stated IDOT says the amount of traffic generated from the traffic study does not warrant a cut-through, and it could be dangerous to reverse the traffic and affect Nicoll and Pershing.

Commissioner Vondruska asked about the developer donation. Mr. Ritter stated when the existing home on the property was demolished, a credit was not given back to the owner on this. Mr. Ritter stated a new one should not be added on, and Rite Way Homes does have written precedence on this.

Persons in Favor of or in Opposition to the Request

Bob Jorgensen, who resides at 737 Brentwood Court in Glen Ellyn, was sworn in. Mr. Jorgensen stated he is a newer resident to the Village, and he and his wife live in the neighborhood. Mr. Jorgensen stated the neighborhood residents have discussed this development, and the neighbors do have concerns, especially the residents who live immediately across Harding from the development. Mr. Jorgensen stated the lots will be smaller than the other lots in the neighborhood lots, and three lots total might be better than four. Mr. Jorgensen stated 65-foot wide lots appear small and are not characteristic to the neighborhood. Mr. Jorgensen asked if the petitioner had considered three slightly larger lots instead.

Acting Chairperson Heming-Littwin stated the developer can develop the lots any way he wants as no variations have been requested for lot width size. Acting Chairperson Heming-Littwin stated the petitioner is doing the minimum lot width of 66 feet and is only asking for approval to divide the property into four lots. Village Planner Sterrett stated the proposed lots would be 66.1 feet wide.

Mr. Jorgensen stated the neighbors do have concerns about drainage and water run-off, especially with the heavy rains recently.

Allen Carradus, owner of Carradus Land Survey at 100 Bridge Street in Wheaton, Illinois, was sworn in. Mr. Carradus stated they worked with Village Stormwater Engineer Ray Ulrich and the Village staff on to develop a plan that takes the stormwater on this site and under this site to the storm sewer which drains into Panfish Park detention system. Mr. Carradus stated the plan

is to collect all the water run-off from this site and all the water run-off from the adjoining site and get this to the detention system.

Mr. Jorgensen stated Panfish Park is to the west of this development, and the houses on Brentwood Court and the other three lots that are a part of the Brentwood development are not a part of Panfish Park. Mr. Jorgensen asked how far the sewer system goes as he feels getting the water all the way to Panfish Park would be a longer run. Mr. Jorgensen asked to see where the lines run on the overview map.

Mr. Carradus stated he understands the residents' concerns. Mr. Carradus stated they retained a 30-foot easement for public utilizes where the storm sewer was when the old Harding Avenue was vacated, and this easement is the area in which they will be working. Mr. Carradus referred to the overview map and showed where the pipes will run.

Ray Ulrich, Village of Glen Ellyn Stormwater Engineer, was sworn in. Mr. Ulrich stated he believes Mr. Carradus is correct as the water will not go directly into Panfish Park, but rather into Panfish Park's drainage complex. Mr. Ulrich stated this area is a part of the stormwater management park.

Commissioner Fanella asked if Panfish Park was set-up originally to accommodate future development. Mr. Ulrich stated this was a part of the original plan, and a large area was designed for stormwater management so future development could be encouraged. Mr. Ulrich stated there is still more stormwater management available as well.

Mr. Jorgensen stated it would be helpful to have a definition of what Panfish Park's water collection is as there are already basements in the area that are struggling to keep up with the excess water. Mr. Jorgensen stated he would like to know more about this system and see if the calculations mentioned about space for the water will be ok. Mr. Jorgensen asked who is responsible for the maintenance of these pipes.

Mr. Ulrich stated Panfish Park was designed to handle large water drainage to help with flood control on a regional basis. Mr. Ulrich stated these homes will have no impact on the water drainage as the water is already draining into Panfish Park which was accommodated in the original design of Panfish Park. Mr. Ulrich stated anyone is welcome to look at the plans for Panfish Park. Mr. Ulrich stated the maintenance of the pipes is taken care of by the Park Facility team and the Village's Public Works team. Mr. Ulrich stated some of the properties actually drain to the west at this time so this water will now be conveyed differently, and this should have a positive impact on the neighborhood.

Commissioner Loftus asked about the pipes seen from the back of each property. Mr. Ulrich stated these pipes are there for sump pump drainage.

Drew Malone, who resides at 795 Parkview Court, stated he lives in the townhomes of Water's Edge, but he feels the pipe system seems misleading. Mr. Malone stated the water dumps into an areas behind the townhomes by Panfish Park. Mr. Malone stated the land was scraped down into swales when Water's Edge went in, and this area is maintained with natural plantings to enhance the neighborhood. Mr. Malone stated as a part of the association fees for Water's Edge, the townhomes residents pay for the maintenance of these plantings annually. Mr. Malone stated he thinks the water will flow through these swales and not be hard-piped to Panfish Park.

Acting Chairperson Heming-Littwin stated what the Plan Commission is looking at this evening is whether the Plan Commission will recommend if these lots will be subdivided. Acting Chairperson Heming-Littwin stated before any building can happen on these lots, there are requirements that the builder has to go through to ensure the stormwater is being moved out of these properties and moved to where the water needs to go. Acting Chairperson Heming-Littwin stated if the petitioner does get approval to develop these lots as four separate lots, then each property is looked at by the Village's Planning and Development Department to ensure the Village code is followed.

Commissioner Fanella moved, seconded by Commissioner Vondruska, to close the public hearing at 7:45 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Loftus stated the member of the audience brought up valid points about the stormwater. Mr. Ulrich stated he mentioned in his recommendation for approval memo that the Village will look at the outfall pipe and the impact of the outfall pipe on the ground and vegetation. Mr. Ulrich stated additional analysis may need to then be done to show the stormwater will not be a detriment to these properties. Village Planner Sterrett stated a Stormwater Review will need to take place.

Commissioner Loftus stated the builder/developer will need to ensure there will be a remedy for the stormwater runoff. Commissioner Loftus stated he is in favor of all the recommended conditions.

Commissioner Saeed stated he is in favor of the four lots, but he is still concerned about the stormwater and the detention pond on the property to the east. Mr. Ulrich stated if the

southwest pipe is blocked, the water will actually flow over land to the same location as the east side is higher. Mr. Ulrich stated all the water will drain to the northwest toward Panfish Park. Commissioner Saeed stated he is fine with the size of these lots.

Commissioner Fanella stated she is fine with this development, and it is good that the petitioner is adhering to the Village codes. Commissioner Fanella stated she hears the residents' concerns about the stormwater, but she does put faith in Mr. Ulrich's words about the drainage assessment. Commissioner Fanella stated if there is a problem with how the stormwater is draining, this would come back to the Village Board. Commissioner Fanella stated she is good with the conditions.

Commissioner Vondruska stated has seen the water drainage issues, but does not think the four homes will contribute much more water than is there now. Commissioner Vondruska stated he would like to see the lots a bit bigger, but the petitioner is within code with these four lots. Commissioner Vondruska stated he does support the conditions.

Commissioner Hartweg stated he is fine with the suggested conditions, and he thinks the biggest issue may be the drainage.

Acting Chairperson Heming-Littwin stated she thanks the petitioner for coming back and for staying within Village code. Acting Chairperson Heming-Littwin stated she understands the stormwater concerns from the neighbors, but she does have faith in Mr. Ulrich and the Village's Public Works Department. Acting Chairperson Heming-Littwin stated the Village will look at the stormwater issue seriously as the building permits are granted.

Motion

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

Having considered the application from Harding Custom Homes for the approval of a Minor Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code and a variation from Section 11-4-4(E) of the Subdivision Regulations Code to allow a right-of-way width of 55 feet in lieu of the minimum required right-of-way width of 60 feet to accommodate a four-lot single-family subdivision for 765 Harding 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. All sidewalks proposed in the subdivision shall be installed no later than 24 months after the issuance of the first occupancy permit.

2. The topsoil stockpile shall be removed from the property adjacent to the east as soon as construction of the 4 lots is complete.

3. Complete a land transfer application to transfer the remnant lot of approximately 3,500 square feet created on the east side of the subject property to the adjacent 787 Harding Avenue parcel to the east. The recording of the land transfer plat shall be recorded prior to the subject requests being placed on the Village Board agenda for consideration.

4. The comments contained in the Public Works review memo from Rich Daubert, Professional Engineer, dated December 1, 2017 shall be addressed at the time of the permit review for the project.

5. The required developer donations for the project be submitted prior to the issuance of any building permits. The petitioner shall be credited with one dwelling unit having previously been located on the property and thus the payment of only three dwelling units is required.

6. Any other conditions the Plan Commission feels appropriate for the requested approvals.

The motion carried unanimously with six (6) yes votes and zero no votes as follows: Plan Commissioners Vondruska, Hartweg, Fanella, Loftus, Saeed and Acting Chairperson Heming-Littwin voted “yes.”

Acting Chairperson Heming-Littwin stated the Plan Commission is a recommending body to the Village Board, and this item should come before the Village Board for approval on February 12, 2018.

Public Hearing – 240 Hawthorne Boulevard – Hadley Jr. High School – Zoning Variation

On the agenda was a public hearing regarding a public hearing with discussion, consideration, and recommendation regarding a request for approval of a variation from the Glen Ellyn Zoning Code to accommodate a proposed bus drop-off / pick-up drive parallel with Glencoe Street associated with a proposed addition to Hadley Junior High School. The property is located at 240 Hawthorne Boulevard located within the R2 Residential district.

PUBLIC HEARING – 240 HAWTHORNE BOULEVARD – HADLEY JR. HIGH SCHOOL – ZONING VARIATION

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A VARIATION FROM THE GLEN ELLYN ZONING CODE TO ACCOMMODATE A PROPOSED BUS DROP-OFF / PICK-UP DRIVE PARALLEL WITH GLENCOE STREET ASSOCIATED WITH A PROPOSED ADDITION TO HADLEY JUNIOR HIGH SCHOOL. THE PROPERTY IS LOCATED AT 240 HAWTHORNE BOULEVARD LOCATED WITHIN THE R2 RESIDENTIAL DISTRICT.

Commissioner Hartweg moved, seconded by Commissioner Loftus, to open the public hearing regarding at 7:58 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Sterrett was sworn in and stated petitioner Glen Ellyn School District 41 is requesting a public hearing regarding the impervious surface setback of a proposed bus drop-off/pick-up lane associated with a 27,000 square foot addition to Hadley Junior High School on the west side of the building. Village Planner Sterrett stated that in order to construct the bus lane as proposed, the petitioner is requesting approval of a variation from Section 10-5-5(C)1 of the Zoning Code to allow an impervious surface setback of 27.30 feet in lieu of the minimum required 34.20 feet.

Village Planner Sterrett showed an overview map of the property and stated the property is located at the northeast corner of Glencoe Street and Hawthorne Boulevard, in the R2 Residential District. Village Planner Sterrett stated the municipal boundary between the Village of Glen Ellyn and the City of Wheaton is the east right-of-way line of Glencoe Street and a portion of the north right-of-way line of Hawthorne Boulevard. Village Planner Sterrett stated all of the Glencoe Street right-of-way and a portion of the Hawthorne Boulevard right-of-way is under the jurisdiction of the City of Wheaton. Village Planner Sterrett stated the surrounding land uses are as follows:

North: R2 Residential – Single-Family
South: R2 Residential – Single-Family
South: R3 Residential – Single-Family (Wheaton)
East: R2 Residential – Single-Family
West: R3 Residential – Single-Family (Wheaton)

Village Planner Sterrett stated the petitioner is proposing a 27,000 square foot addition to the west elevation of the existing school building as well as a 28.5 foot wide bus drop-off and pick-up lane approximately 490 feet in length parallel to Glencoe Street. Village Planner Sterrett

stated the entrance to the proposed bus lane will align with the existing parking lot drive aisle located near the existing west entrance to the property. Village Planner Sterrett stated the bus lane will exit onto Glencoe Street through a proposed access aligned with Ashton Court to the north. Village Planner Sterrett stated the petitioner has indicated the intent of the bus lane is to relocate existing bus drop-off and pick-up off of Glencoe Street and onto the school property to ease traffic congestion on Glencoe Street and improve the safety of students. Village Planner Sterrett stated the bus lane has been sized to accommodate 18 buses which will be double stacked.

Village Planner Sterrett stated a public school is a permitted use in the R2 district. Village Planner Sterrett stated as a public school, the addition is not required to obtain building permits from the Village so instead, the building review and inspections are regulated performed by the State. Village Planner Sterrett stated the project does, however, require compliance with all Village bulk requirements, such as height and setbacks, as well as stormwater permit requirements.

Village Planner Sterrett stated the Village has an intergovernmental agreement with the school districts within the Village, including School District 41, which requires a public hearing to be held by the School District at least forty-five (45) days prior to the finalization of any construction plans that will intensify the existing public school use. Village Planner Sterrett stated the petitioner will be conducting a public hearing on Monday, January 29th and has notified all residents within 250 feet of the school site to fulfill the requirement in the agreement. Village Planner Sterrett stated following the hearing, and at least 30 days before project finalization, the petitioner must prepare and share the final plans with the Village. Village Planner Sterrett stated the Plan Commission may wish to consider a condition with their recommendation requiring the submission of final plans from the petitioner prior to the scheduling of the variation request on the Village Board agenda for action.

Village Planner Sterrett stated the required impervious surface setback is equal to 5% of the lot width. The property has an unusually long lot width of 684 feet so the required impervious surface setback is 34.2 feet. Village Planner Sterrett stated the existing impervious surface setback along Glencoe Street is as close as 9.4 feet from the property line at the recently reconstructed parking lot near the southwest corner of the property. The proposed bus lane for pick up and drop off of students will maintain a setback of 27.3 feet. Village Planner Sterrett stated the petitioner is proposing this distance in order to properly align the lane with the existing drive aisle. Village Planner Sterrett stated the location of the bus lane will provide an adequate separation distance of the bus lane from the addition for student safety.

Village Planner Sterrett stated the Plan Commission may want to consider the following conditions as a part of their recommendation:

1. Prior to the zoning variation request being scheduled for consideration by the Village Board, the petitioner shall prepare and submit final plans to the Planning and Development Department.

2. Final approval of the proposed access onto Glencoe Street shall be issued by the City of Wheaton prior to the release of a site development permit.

3. All outstanding comments contained in the Public Works memo from Rich Daubert, Professional Engineer, dated November 17, 2017, shall be addressed at the time of the permit for site development.

4. Any other conditions the Plan Commission feels appropriate for the requested zoning variation.

Commissioner Saeed asked where the current drop-off and pick-up is. Village Planner Sterrett stated this is currently taking place on Glencoe in the public right-of-way so the goal is to improve the situation on Glencoe.

Commissioner Loftus asked if this public hearing covered the project. Village Planner Sterrett stated the School District will do a public hearing for the entire scope of the project proposal.

Petitioner's Presentation

Sworn in for the petitioner were Shawn Benson, Civil Engineer from Wight & Company in Darien, Illinois, Terry Moeller, Architect with Wight & Company in Darien, Illinois and Dr. Paul Gordon, Superintendent of School District 41 in Glen Ellyn, Illinois.

Mr. Benson showed the existing site plan, photos of the existing site and an overview of the proposed site plan improvements. Mr. Benson stated the proposed project is a two-story classroom addition with a drop-off/pick-up lane added as well. Mr. Benson stated they will be providing infrastructure for all the improvements. Mr. Benson stated this drop-off/pick-up lane will provide a safe area for students, and the variance is being requested due to the hardship of meeting the setback requirements due to the long lot width.

Mr. Benson stated the after-school pick-up is the bigger issue as 17 to 18 busses and the parents' cars are queueing up at the same time. Mr. Benson stated there is always the potential for students to mix with the traffic on Glencoe which is not a safe condition. Mr. Benson stated the proposed lane will be 28 feet wide and could accommodate 18 busses if needed, and this will improve traffic and safety around the school. Mr. Benson stated when the busses arrive, staff will only let the busses in to this drop-off/pick-up lane and also direct traffic for the busses.

Mr. Benson stated there were parking lot improvements done in 2012, and another bus drop-off point was looked at, but not approved. Mr. Benson stated the final engineering plans have just been submitted to Wheaton as well.

Questions from the Plan Commission

Commissioner Vondruska asked why the traffic does not come in from the north. Mr. Benson stated they want the students dropped-off on the sidewalk side.

Commissioner Hartweg stated the corner of Glencoe and Hawthorne is sharp, and they may want to consider mellowing this corner a bit to be safer. Mr. Benson stated this corner is in Wheaton's right-of-way so School District 41 has no say over this. Mr. Benson stated Wheaton has seen the plans and has brought up no concerns over this.

Commissioner Saeed asked about the increase in area of impervious surface. Mr. Benson stated it is not as much as an increase as it appears, and there is water drainage under the south parking lot. Mr. Benson stated no new stormwater detention is required for this proposed project, and they do meet the previous stormwater permit. Acting Chairperson Heming-Littwin stated the drainage capability was made over-sized in case an addition to the school was done.

Commissioner Loftus asked what direction the busses head when they exit the school. Mr. Benson stated the busses travel toward Geneva Road and then go back into Glen Ellyn. Mr. Benson stated when the busses are coming to the school, they do come from both directions on Glencoe.

Commissioner Loftus asked why the hardship should be granted. Dr. Gordon stated the population is roughly same, but this request is primarily due to the safety factor due to the 18 busses on Glencoe. Dr. Gordon stated the student population is approximately 1,200 to 1,300, and it is a very busy area that they would like to make as safe as possible for the students.

Persons in Favor of or in Opposition to the Request

Rich Ruth, who resides at 1504 Glencoe Street in Wheaton, Illinois, was sworn in. Mr. Ruth stated he does not know if the School District is making changes or making improvements. Mr. Ruth stated when the busses go north, these busses travel through Wheaton's streets before going back into Glen Ellyn. Mr. Rich stated the current bus route is unsafe is residents are trying to avoid the busses. Mr. Rich stated he did not know a plan was decided on for this drop-off/pick-up lane and wanted more discussion on this. Mr. Rich stated the neighbors are impacted as they get trapped behind the busses.

Mr. Rich showed a picture of the current drop-off and stated the proposed bus lane will be a problem on the southwest corner of the property as busses and cars will be mingling. Mr. Rich stated he feels this proposed bus lane is not really addressing the issue and is a waste of time. Mr. Rich stated he is formally requesting that the Plan Commission table this issue until School District 41 engages with the neighbors around Hadley Junior High. Mr. Rich suggested that the busses park in back of the school as is done at the high-school level.

Dr. Gordon stated the School District has had countless public meetings at the School Board meetings about this proposal. Dr. Gordon stated the School District has been very purposeful on their communication about construction, and emails were sent with specific items that were being discussed at certain meetings. Dr. Gordon stated the School District has been as transparent as possible about this proposed project, and the bus lane idea was brought up in 2017.

Mr. Benson stated if the busses drive in back of the school, this would make the students cross the drive to get to the athletic fields. Mr. Benson stated garbage pick-up and the staff parking lot is also in the back of the school. Mr. Benson stated it could be a large cost to widen the areas so they weighed the positives and negatives along with the cost projections. Mr. Benson stated they have been very open with Glen Ellyn and Wheaton about the traffic issues, and what both villages want to see is to get the busses off Glencoe.

Commissioner Loftus asked how many busses would be accommodated and how many busses return to Glen Ellyn. Dr. Gordon stated the lane would accommodate 18 busses, and all the busses return to Glen Ellyn. Dr. Gordon stated they do see more Wheaton District 200 busses in this area.

Acting Chairperson Heming-Littwin stated they are getting off on a tangent about the bus routes as this is not being discussed tonight. Acting Chairperson Heming-Littwin stated if the residents have issues with the bus routes then they need to talk to the bus company.

Commissioner Loftus stated if something does not solve an issue then a variation is not recommended. Acting Chairperson Heming-Littwin stated anything on Glencoe or Wheaton's streets is for Wheaton to deal with. Commissioner Loftus stated safety is claimed for the hardship on this proposed project, but he does not see this. Dr. Gordon stated all 18 busses are usually lined up on Glencoe so this would put the busses on school property with the sidewalks leading right into the school. Commissioner Loftus stated this variation request could be creating other safety issues.

Commissioner Hartweg asked about how long are the timeframes for drop-off and pick-up. Dr. Gordon stated classes start at 8:30 a.m., and the busses are at school from 8:15 a.m. to 8:20

a.m. Dr. Gordon stated at pick-up, the busses are there ready to go, and the busses are on the road by 3:35 p.m. to 3:40 p.m.

Commissioner Fanella asked what Hadley's projected enrollment is and what more would the bus lane allow. Dr. Gordon stated a demographic survey was done last summer, and 1,150 to 1,300 students enrolled are projected for the next five years and the next 10 years. Commissioner Fanella asked if the bus numbers were consistent to which Dr. Gordon stated they are.

Mr. Rich stated the busses leave and go right onto Glencoe, then go on Thomas Road and Wilmette Street before they go into Glen Ellyn via Hawthorne Boulevard. Dr. Gordon stated the busses are to take Glencoe to Geneva Road and then start their routes into Glen Ellyn. The general consensus of the residents in the audience is that this does not happen. Dr. Gordon stated he will check on the routes with the bus company. Acting Chairperson Heming-Littwin suggested a representative from First Student Bus Company should be at the next School Board meeting on this topic.

Matthew Mazza, who resides at 1708 Ashton Court in Wheaton, Illinois, stated he is a licensed structural engineer, and he operates out of his home. Mr. Mazza stated he was a commissioner on Wheaton's Zoning Board of Appeals. Mr. Mazza stated that 20 years ago, the busses used to load in the parking lot until the atrium was built. Mr. Mazza stated it is difficult to get by the busses, but he would like to see the School District handle its own problems. Mr. Mazza stated the bus lane will face directly into Ashton Court, and he does not think there is a need for this number of busses. Mr. Mazza stated he disagrees with the safety issue.

James Truesdale, who resides at 1709 Madsen Court in Wheaton, Illinois, stated he has never seen an accident involving a child and a bus. Mr. Truesdale stated he does not think it is worth it to move the busses 25 feet in.

Commissioner Hartweg moved, seconded by Commissioner Fanella, to close the public hearing at 8:52 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Fanella stated she has followed the School District closely on this and feels the School District has been upfront about the plans. Commissioner Fanella stated she thinks the project will be a positive project in the neighborhood as student safety is important. Commissioner Fanella stated she is in favor of this and supports the variation.

Commissioner Hartweg stated he is in favor of this. Commissioner Hartweg stated he is concerned about the issue of possibly softening the curb at Glencoe and Hawthorne. Commissioner Hartweg suggested the exit could be possibly widened so there would be more space for the busses and cars. Commissioner Hartweg stated it is better to unload and load the students on school property.

Commissioner Vondruska stated he is sympathetic to the traffic issues, and he hope the School District can work with the bus company to do the bus routes on specific streets. Commissioner Vondruska stated it is better to have the busses on school property than in the street so he is in favor of the variation.

Commissioner Saeed stated there are always concerns when there are new developments. Commissioner Saeed stated this is good for the students and likes the idea of the drop-off/pick-up lane on school property. Commissioner Saeed stated he does support this.

Commissioner Loftus stated the landscape plan looks good, and he has no issue with the setback. Commissioner Loftus stated they would be creating a driveway across the sidewalk and feels they would be creating an additional hardship for children who walk to school. Commissioner Loftus stated he does not understand the hardship for the requested variation, and he is not in favor of this.

Acting Chairperson Heming-Littwin thanked the petitioner and residents for coming to this meeting. Acting Chairperson Heming-Littwin stated she understands the back-up during drop-off and pick-up, and taking the busses onto a separate lane was looked at several years ago when the parking lot was redone. Acting Chairperson Heming-Littwin stated this lane would control where the children are, and there would be a controlled flow in the bus lane. Acting Chairperson Heming-Littwin stated the School District will need to deal with the bus company about the bus routes as the Plan Commission cannot control this. Acting Chairperson Heming-Littwin stated they cannot deal with any problems on Glencoe as this would be in Wheaton's purview and not Glen Ellyn's.

<u>Motion</u>
Commissioner Vondruska moved, seconded by Commissioner Hartweg to recommend the following:

Having considered the application from School District 41 regarding a request for approval of a variation from the Glen Ellyn Zoning Code to accommodate a proposed bus drop-off / pick-up drive parallel with Glencoe Street associated with a proposed addition to Hadley Junior High School, 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. Prior to the zoning variation request being scheduled for consideration by the Village Board, the petitioner shall prepare and submit final plans to the Planning and Development Department.

2. Final approval of the proposed access onto Glencoe Street shall be issued by the City of Wheaton prior to the release of a site development permit.

3. All outstanding comments contained in the Public Works memo from Rich Daubert, Professional Engineer, dated November 17, 2017, shall be addressed at the time of the permit for site development.

4. Any other conditions the Plan Commission feels appropriate for the requested zoning variation.

The motion carried with five (5) yes votes and one (1) no vote as follows: Plan Commissioners Vondruska, Hartweg, Fanella, Saeed and Acting Chairperson Heming-Littwin voted "yes." Plan Commissioner Loftus voted "no."

Village Planner Sterrett stated the Village will need to wait for School District 41's public hearing as well as finalized plans to be submitted to the Village.

Mr. Mazza asked if Wheaton would be getting a copy of the minutes from tonight's meeting. Village Planner Sterrett stated he has had contact with Wheaton, but does encourage the Wheaton residents to communicate directly with Wheaton.

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 Loftus moved, seconded by Commissioner Vondruska, to open and continue the public hearing regarding Zoning Text Amendments to February 8, 2018, at 9:07 p.m. The motion carried unanimously by voice vote.

Trustee's Report

Trustee Enright reviewed the items that have come before the Village Board and stated the Board has been discussing parking in the downtown area. Trustee Enright stated more wayfinding signs pointing to parking should be going up soon. Trustee Enright stated there are preliminary plans for the first floor of the Civic Center. Trustee Enright stated the Tax Abatements were approved for the bond issues. Trustee Enright stated they are trying to get engineering approved by Union Pacific for the Taylor Street Pedestrian Underpass so this project has been delayed and is not on schedule at this point.

Chairperson's Report

Acting Chairperson Heming-Littwin stated Chairperson Loch will be back for the next Plan Commission meeting.

Staff Report

Village Planner Sterrett stated the only item to be discussed at the next meeting should be the rest of the Zoning Text Amendments.

Acting Chairperson Heming-Littwin stated she liked getting the new packet electronically; however, the Index did not come up so she was unable to jump to the next topic easily.

Other Business

None

Adjournment

Commissioner Fanella moved, seconded by Commissioner Hartweg, to adjourn the meeting at 9:17 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary