



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, February 22, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

A. Call to Order

B. Public Comment (Non Agenda Items)

C. Approval of Draft Minutes

1. 3119 : Plan Commission January 11, 2018 Meeting Minutes

D. Pre-application Meeting - 491 and 495 Newton Avenue - Ray Whalen Builders - Planned Unit Development

1. Pre-application Meeting to Discuss the Re-Zoning, Re-Subdivision and Planned Unit Development of 491 & 495 Newton Avenue to Allow the Construction of Two Duplexes on the Site

E. Public Hearing - Zoning Code Text Amendments

1. Continued public hearing with discussion, consideration and recommendation regarding proposed text 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 text 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. (Village Planner Sterrett)

F. Trustee's Report

G. Chairman's Report

H. Staff Report

I. Other Business

J. Adjournment

K. Agenda Items

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Monday of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.

cc: Glen Ellyn Plan Commission
Craig Pryde, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner
Kelly Purvis, Associate Planning
Barbara Utterback, Plan Commission Secretary
Meredith Hannah, Economic Development Manager
Lori Gloude, Administrative Assistant
Lindsey Kaminsky, Executive Assistant
Megan Plahm, Communications Coordinator
Jackie Chernesky, Administrative Clerk
Patti Turner, Administrative Clerk
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: 02/22/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Minutes
Prepared By: John Sterrett

C.1

SCHEDULED

AGENDA ITEM (ID # 3119)

DOC ID: 3119

Approval of Plan Commission Meeting Minutes

ATTACHMENTS:

- 1 11 18 Draft Minutes Plan Commission(PDF)

DRAFT 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

PLAN COMMISSION

-2-

JANUARY 11, 2018

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.

PLAN COMMISSION

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JANUARY 11, 2018

Other Business

Karen Gorz, who resides at 570 Crescent Avenue in Glen Ellyn, stated she is a member of the League of Women Votes, 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

Attachment: 1 11 18 Draft Minutes Plan Commission (3119 : Plan Commission Meeting Minutes)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/22/18 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3127)

DOC ID: 3127

Pre-application Meeting to Discuss the Re-Zoning, Re-Subdivision and Planned Unit Development of 491 & 495 Newton Avenue to Allow the Construction of Two Duplexes on the Site

PETITIONER: The petitioner is Ray Whalen Builders, Inc., owner of the properties commonly known as 491 and 495 Newton Avenue.

REQUEST: Pre-application meeting regarding the proposed, re-zoning, re-subdivision and Special Use for a Planned Unit Development of two parcels to allow the construction of 2 duplexes on the site.

**LOCATION/
ZONING:**

The subject properties are located on the east side of Newton Avenue between Anthony Street and Pennsylvania Avenue. The southernmost lot is zoned C5B Central Business District, Central Service Subdistrict and the northern lot is zoned R2 Residential zoning district. As part of the project the petitioner plans to request approval of R4 zoning for the entire property. The surrounding land uses are as follows:

<u>Land Use</u>	<u>Zoning</u>
North: Single-family	R2 Residential
South: Commercial	C5B Central Service Subdistrict
West: Single family & Apartments	R4 Residential
East: Commercial	C5B Central Service Subdistrict

BACKGROUND: The petitioner previously appeared before the Plan commission for pre-application meetings for this site on February 24, 2005, May 12, 2005 and May 21, 2015. The original request was for the construction of a 3-story mixed use building on just the 491 Newton Avenue site. The plans were later revised to include both 491 Newton and 495 Newton with two similar style mixed use buildings being proposed and the northern, 495 Newton Avenue lot, proposed to be rezoned to C5B. While the Commission was generally supportive of the project, concerns were raised at both meetings regarding the potential commercial uses that could occupy the first floor of the building(s) given that the site is adjacent to a single-family home and district.

At the May 21, 2015 pre-application meeting, the petitioner returned to discuss the potential construction of 2 duplexes on the site. This project included the rezoning of the two properties to R4 Residential. The Plan Commission was in favor of the project and felt that the R4 zoning would provide a good transition between the commercial and single family residential zoning districts surrounding the site. For the Commission's information, I have attached the Plan Commission meeting minutes from May 21, 2015.

The petitioner has requested a pre-application meeting to discuss the same project that was proposed in 2015, which will include the rezoning and re-subdivision of the 2 lots and construction of 2 duplexes as a planned unit development. Since it has been a few years since the project was reviewed, the petitioner is requesting feedback from the Commission prior to requesting a combined review of the preliminary and final PUD. The surrounding property owners within 250 feet of the subject property have been notified of the pre-application meeting.

**REVIEW
PROCESS:**

In order to proceed with the project, the petitioner would need to receive approval of a zoning map amendment, a minor re-subdivision and a Special Use for a Planned Unit Development. A Special Use is required for attached single family and two-family dwellings in the R4 Residential district. The petitioner is requesting a combined review of the preliminary and final PUD.

**PROJECT
SUMMARY:**

The total site is approximately 26,000 sf. The petitioner is proposing to construct 2, 2-story duplexes, each unit consisting of approximately 2,350 sf. Each duplex would have a shared front porch and 2-car detached garage. The shared driveway and landscaping on the site would be maintained by a Home Owner's Association. More Information about the project is provided below.

1. Rezoning. The site consists of two lots that will be re-subdivided. The southern lot is currently zoned C5B and the northern lot is zoned R2. The petitioner is proposing to rezone both properties to the R4 Residential zoning district. Multi-family residential uses and zoning are located across the street from the site and generally encouraged as a transition between commercial and single-family zoning districts. Therefore, staff believes that the proposed zoning is appropriate for the site (see attached zoning map).
2. Density. The project is in full compliance with the density standards in the Zoning Code. The Code requires a lot area of 4,950 sf per unit for two-family developments in the R4 district. In accordance with this

requirement, 5 units would be permitted on this property. The project has an FAR of .37 and therefore also complies with the maximum FAR of .4 permitted for Residential Planned Unit Developments.

3. Lot Width. The lots will be resubdivided so that each property owner will have ownership over the corresponding patio area and detached garage for each unit. This will result in lot widths ranging from 34.69 feet to 38.92 feet wide in lieu of the required 75 foot wide lot for two-family dwellings.
4. Building Setbacks. The required and proposed building setbacks are as follows. Areas that would require deviations are shown in red.

	Required	Proposed
Front Yard Setback	30 feet to building 22.5 feet to front porch	32.5 feet to building 24 feet to front porch
Rear Yard Setback	30 feet	97 feet
Side Yard Setback (North)	6.6 feet	Lot 1 - 14.6 feet Lot 2 - 0 feet Lot 3 - 12.5 feet Lot 4 - 0 feet
Side Yard Setback (South)	6.6 feet	Lot 1 - 0 feet Lot 2 - 12.5 feet Lot 3 - 0 feet Lot 4 - 10.3 feet

5. Impervious Surface Setback. Due to the shared driveway and the buildings being connected, each lot will require a deviation from the impervious surface setback requirement of 2% of the lot width.
6. Building Height. The proposed building heights are in compliance with the limitation of 35 feet permitted in the district.
7. Parking/Garages. Two parking spaces per unit are required for the project and a two-car garage is proposed for each dwelling unit. While the garages all meet the required rear yard setback for accessory structures, a deviation will be required to allow the garages to be 0 feet from the side yard property line for each of the lots since the garages are connected.
8. Drive-Aisle Width. A shared driveway is proposed for this project, which may minimize the amount of impervious surface on the site. The east and west ends of the driveway are proposed to have a width of 18 feet. However, the width would narrow to 12 feet in the center. The wider width at the two ends of the driveway should provide room for a vehicle

to pull over if needed. The Code requires a minimum width of 19 feet for two-way driveways intended for cars, and a minimum width of 9 feet for one-way driveways intended for cars.

9. Common Open Space. Planned Unit Developments are required to dedicate a minimum of 20% of the site to *common* open space for use by all residents. The project site is approximately 26,075 sf and therefore would be required to have 5,215 sf of common open space. Since the total site will be divided equally into four lots, there will not be any common open space proposed for this project. However, 12,200 sf (or just under 47%) of the total site will be open green space. Staff feels that due to the nature and size of the development it would be appropriate to allow a deviation from this requirement.
10. Landscaping. Typically, staff would recommend adding a fence at the north end of the development to provide some screening for the single-family residence from a more intensive use. However, the property owners to the north have indicated they would prefer that landscaping be used as a buffer instead of a fence. The petitioner has selected a four foot tall deciduous shrub variety from the recommended plant list in the Appearance Review Guidelines to provide this buffer.

The landscape plan shows the appropriate number, size and type of trees to meet the requirements outlined in the supplemental regulations of the Zoning Code. While the Residential PUD regulations require that a ten foot wide landscaped buffer strip be provided along all peripheral lot lines, staff would suggest that adding some natural groupings of plants to the front of the development would be more impactful since this is a smaller development with a less intensive use than most of the surrounding properties.

11. Deviations. In addition to the abovementioned deviations, it is anticipated that the following additional deviations will need to be granted for the proposed project.
 - a. Section 10-5-4(A)2(a) - to allow the garages to exceed 30% of the required rear yard on each lot.
 - b. Section 10-5-4(A)4(c) - to allow the garages to be constructed 0 feet from the side property line on each lot.
 - c. Section 10-5-5(B)4 TABLE - to allow bay windows to encroach into the required side yard setbacks, and to allow air conditioning units to be closer than 10% of the lot width away from the side yard property lines on each lot.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is requested to conduct a pre-application conference for the proposed development and provide comments to the Petitioner. The Commission's review should concentrate on the development concept and any anticipated deviation requests. The specific details of the plan will be reviewed after a complete application has been submitted.

In reviewing the project, the Plan Commission may wish to:

1. Discuss whether the Commission is supportive of the proposed rezoning of the property to R4 Residential.
2. Discuss whether the proposed development is an appropriate use of the site.
3. Discuss and provide feedback regarding the anticipated deviation requests.
4. Clarify any concerns.

ATTACHMENTS:

- Abbreviated Plan Commission minutes from the May 21, 2015 meeting
- Aerial Photo of the Site
- Zoning Map
- Petitioner's pre-application packet
- Preliminary Site Plan
- Preliminary Plat of Resubdivision
- Elevations
- First Floor Plan
- Garage Plan
- Site and Tree Preservation Plan
- Landscape Plan
- Required Tree Plan

CC: Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner
Ray Whalen, Property Owner

ATTACHMENTS:

- Abbreviated Plan Commission Minutes - May 21, 2015 (PDF)
- Aerial (PDF)

- Zoning Map (PDF)
- Application Packet (PDF)
- Preliminary Site Plan (PDF)
- Preliminary Plat of Subdivision (PDF)
- Elevations (PDF)
- First Floor Plan (PDF)
- Garage Plan (PDF)
- Site & Tree Preservation Plan (PDF)
- Landscape Plan (PDF)
- Required Trees Plan (PDF)

PLAN COMMISSION

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MAY 21, 2015

Stormwater Engineer Ray Ulreich left the meeting prior to the start of the item below.

PRE-APPLICATION MEETING – 491 AND 495 NEWTON AVENUE

PRE-APPLICATION CONFERENCE REGARDING THE PROPOSED CONSTRUCTION OF TWO DUPLEXES AT 491 AND 495 NEWTON AVENUE. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF NEWTON AVENUE BETWEEN PENNSYLVANIA AVENUE AND ANTHONY STREET. THE PROPERTY AT 491 NEWTON AVENUE IS ZONED C5B CENTRAL BUSINESS DISTRICT, CENTRAL SERVICE SUB-DISTRICT. THE PROPERTY LOCATED AT 495 NEWTON AVENUE IS ZONED R2 RESIDENTIAL DISTRICT. TO ACCOMMODATE THE PROJECT, THE PETITIONER IS PROPOSING TO REZONE BOTH LOTS R4 RESIDENTIAL DISTRICT.

Plan Commissioner Ozog moved, seconded by Plan Commissioner Whiston, to request that the Village Trustees transfer this matter, and any matter proposed by a petitioner who is a member of the Plan Commission to the Zoning Board of Appeals. He stated that there is a great similarity and crossover between the jurisdiction of the Zoning Board of Appeals and the Plan Commission and that some of the items being requested by Ray Whalen, the petitioner at this meeting, are matters that would ordinarily be within the jurisdiction of the Zoning Board of Appeals. Plan Commissioner Heming-Littwin stated that although she feels most of these items fall under the jurisdiction of the Zoning Board of Appeals, she did not feel that the re-zoning of a parcel falls under their jurisdiction. Ms. Stegall elaborated that the Zoning Board of Appeals only reviews single-family projects and the subject project is a planned unit development. She stated that with planned unit developments, there is a fine line between variations and deviations and that findings of fact are not made for deviations. She added that the PUD and site plan is being reviewed as a whole which the ZBA has not done before, however, Plan Commissioner Ozog did not agree with that statement and stated that is the ZBA's jurisdiction and the code states that they make findings of fact. Ms. Stegall added that the findings of fact the ZBA makes are for zoning variations and that no zoning variations are being requested. Chairperson Loch stated she was comfortable continuing at the Plan Commission level. Ms. Stegall responded to Plan Commissioner Allen that Mr. Whalen had a project before the Plan Commission several years ago and that a written opinion for this project was obtained from the Ethics Official indicating that Mr. Whalen has the right to apply, however, must recuse himself and not attend the Plan Commission meeting or Village Board meeting. Plan Commissioner Ozog felt that this matter is not regarding ethics. Plan Commissioner Fanella felt that the Plan Commissioners voting on Plan Commissioner Whalen's project is not a problem as no one will profit from his project.

The motion did not carry as follows: Plan Commissioners Ozog and Whiston voted yes; Plan Commissioners Allen, Bromann, Fanella, Hartweg, Heming-Littwin and Chairperson Loch voted no.

PLAN COMMISSION

-13-

MAY 21, 2015

needs to circulate around the unit and she recommended a code change. Plan Commissioner Allen asked why it is being said that two parking spaces per unit are required and a two-car garage is proposed for each unit, however, a deviation is required to allow two garages with four cars in each garage. Ms. Stegall responded that the code requires a particular number of spaces but does not require the space to be enclosed. Plan Commissioner Heming-Littwin asked how wide a one-car driveway is per code, and Ms. Stegall responded 9 or 10 feet.

Petitioners' Presentation

Dan Marshall of Marshall Architects stated that the proposed units are very efficient and do not have a large footprint. He stated that the paving is minimized yet flows very nicely. He also stated that this project is a good product that will provide reasonably priced housing and will make a nice transition from commercial zoning to single-family residences.

Questions from the Plan Commissioners

Mr. Marshall responded to Plan Commissioner Allen that asphalt is proposed for the driveway as well as areas next to units 2 and 3 with perimeter landscaping. Mr. Marshall responded to Plan Commissioner Heming-Littwin that the walkways will be cement or pavers. Mr. Marshall responded to Plan Commissioner Ozog that the surface between the patio and the driveway will be grass and landscape cover with landscape around the patio. He added that the driveway will be widened so that two cars can pass through and space will be available so that someone can also turn in off of Newton Avenue. Mr. Marshall responded to Plan Commissioner Ozog that there will be a property owners' association with respect to plowing driveways, landscape maintenance, etc. Mr. Marshall responded to Plan Commissioner Heming-Littwin that the driveway of the lot to the north of the subject property is against the driveway of the subject property. Mr. Marshall responded to Plan Commissioner Whiston that the two buildings will be identical, and Plan Commissioner Whiston stated that he would like to see more variety such as different colors, changes to the window placement, porch railings and columns. Mr. Marshall stated that is not an uncommon request and he has noticed over the years that there are often sister houses in vintage neighborhoods. Plan Commissioner Allen asked if it was possible to change the driveway width request from the required 19 feet to 12 feet. Mr. Marshall responded that he would not recommend that change because more pavement would be added and the goal is to pull away from more pavement. He also stated that this is a private driveway—not a public parking lot with which the residents will be familiar. Plan Commissioner Fanella asked what the approximate length is of the portion of the driveway where it is 12 feet wide, and Mr. Marshall responded 48 to 50 feet.

Persons in Favor of or in Opposition to the Request

No persons spoke in favor of or against the subject request.

491 & 495 Newton Avenue - Aerial



Map created on February 15, 2018.

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491 & 495 Newton Ave. - Zoning Map



Map created on February 15, 2018.

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Zoning

	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated

CLEAR PAGE

Application for Commission Pre-Application Meeting

The purpose of a pre-application meeting is to receive preliminary comments for a proposal before detailed plans are developed and a formal application is submitted.

I. APPLICATION INFORMATION:

A. Date Filed: January 15, 2018

B. Project Name: _____

C. Project Description: Duplex homes

D. Address of Property: 491 & 495 Newton Avenue

E. Permanent Index No: 0510410017, 0510410018 **Zoning:** C5B (491) R2 (495)

F. Name of Applicant: Ray Whalen Builders, Inc.

G. Address of Applicant: P.O. Box 3380, Glen Ellyn, Illinois 60137-3380

H. Phone No. (Business): (630) 858-3300 (Home) _____

I. Fax No. (Business): _____ (Mobile) _____

J. E-mail Address of Applicant: rwhalenbuilders@gmail.com

K. Name of Property Owner: Ray Whalen Builders, Inc.

L. Address of Property Owner: P.O. Box 3380, Glen Ellyn, Illinois 60137-3380

M. Phone No. (Business): (630) 858-3300 (Home) _____

N. Fax No. (Business): _____ (Mobile) _____

O. E-Mail Address of Property Owner: rwhalenbuilders@gmail.com

II. SUBMISSION REQUIREMENTS

1. Application Fee - \$250.00
2. Application Form
3. Cover Letter describing the project.
4. Plats of Survey or Existing Conditions Plan showing any existing buildings and associated setbacks.
5. Concept Plan showing any proposed buildings and associated setbacks, parking lot dimensions and all landscape/impervious surface setbacks.
6. Preliminary Building Elevations
7. Preliminary Sign Plan and Elevations
8. Any other plans or information for which preliminary feedback is requested.

Signature: _____

Date: _____

LEGAL DESCRIPTION

Parcel 1 (North Property) - 495 Newton Avenue, Glen Ellyn

The South 65.95 feet of the North 181.00 feet (except the East 75.0 thereof) of Lot 34 of County Clerk's Seventh Assessment Division in Section 10, Township 39 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois.

Parcel 2 (South Property) - 491 Newton Avenue, Glen Ellyn

The South 81.1 feet of the North 262 feet (except the East 75 feet thereof) of Lot 34 of County Clerk's Seventh Assessment Division of part of the East half of Section 3 and the East half of Section 10, Township 39 North, Range 10 East of the Third Principal Meridian, in DuPage County, Illinois.

Rate 2015	Tax 2015	Taxing District	Rate 2016	Tax 2016
** COUNTY **				
.1185	38.81	COUNTY OF DU PAGE	.1110	36.36
.0256	8.38	PENSION FUND	.0241	7.89
.0400	13.10	COUNTY HEALTH DEPT	.0364	11.92
.0130	4.25	PENSION FUND	.0133	4.35
.1508	49.39	FOREST PRESERVE DIST	.1417	46.41
.0114	3.73	PENSION FUND	.0097	3.17
.0188	6.15	DU PAGE AIRPORT AUTH	.0176	5.76
** LOCAL **				
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0475	15.55	MILTON TOWNSHIP	.0457	14.96
.0751	24.60	MILTON TWP ROAD	.0723	23.68
.0027	0.88	PENSION FUND	.0025	0.81
.5451	178.55	VLG OF GLEN ELLYN	.5184	169.81
.3259	106.75	VLG GLEN ELLYN LIBR	.3129	102.49
.0233	7.63	PENSION FUND	.0242	7.92
.4300	140.85	GLEN ELLYN PARK DIST	.3853	126.21
.0135	4.42	PENSION FUND	.0128	4.19
.0111	3.63	GLEN ELLYN MOSQ DIST	.0107	3.50
** EDUCATION **				
3.6672	1,201.26	GRADE SCHOOL DIST 41	3.5300	1,156.32
.0907	29.71	PENSION FUND	.0871	28.53
2.4552	804.24	HIGH SCHOOL DIST 87	2.3446	768.02
.0621	20.34	PENSION FUND	.0584	19.13
.2786	91.26	COLLEGE DU PAGE 502	.2626	86.01
** TIF DISTRICT **				
	926.72	VLG GLEN ELLYN TIF 1		1,053.54
8.4061	<u>3,680.20</u>	TOTALS	8.0213	<u>3,680.98</u>

Mailed to:
RAY WHALEN BUILDERS INC
RAY WHALEN
PO BOX 3380
GLEN ELLYN IL 60137

Property Location:
491 N NEWTON AVE
GLEN ELLYN, 60137

Township Assessor:
MILTON
630-653-5220

Tax Code:
5334

Property Index Number:
05-10-410-018

Unpaid Taxes Due: NO

TIF Frozen Value	D.1.d
Fair Cash Value	137.70
Land Value	15.00
+ Building Value	
= Assessed Value	
x State Multiplier	
= Equalized Value	
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	
x Tax Rate	
= Total Tax Due	3.1

CHANGE OF NAME/ADDRESS:
COUNTY CLERK 630-407-5540

* S OF A FACTOR 1.048



2016 DuPage County Real Estate
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm, M
Telephone - (630) 407-5900

2015 \$43,780 Assessed Value 2016 \$45,890

07

Rate 2015	Tax 2015	Taxing District	Rate 2016	Tax 2016
** COUNTY **				
.1185	44.47	COUNTY OF DU PAGE	.1110	43.66
.0256	9.60	PENSION FUND	.0241	9.48
.0400	15.01	COUNTY HEALTH DEPT	.0364	14.31
.0130	4.87	PENSION FUND	.0133	5.23
.1508	56.59	FOREST PRESERVE DIST	.1417	55.74
.0114	4.27	PENSION FUND	.0097	3.81
.0188	7.05	DU PAGE AIRPORT AUTH	.0176	6.92
** LOCAL **				
NO LEVY		DU PAGE WATER COMM	NO LEVY	
.0475	17.82	MILTON TOWNSHIP	.0457	17.97
.0751	24.60	MILTON TWP ROAD	.0723	23.44
.0027	1.01	PENSION FUND	.0025	0.98
.5451	204.57	VLG OF GLEN ELLYN	.5184	203.93
.3259	122.31	VLG GLEN ELLYN LIBR	.3129	123.09
.0233	8.74	PENSION FUND	.0242	9.52
.4300	161.37	GLEN ELLYN PARK DIST	.3853	151.57
.0135	5.06	PENSION FUND	.0128	5.03
.0111	4.16	GLEN ELLYN MOSQ DIST	.0107	4.20
** EDUCATION **				
3.6672	1,376.30	GRADE SCHOOL DIST 41	3.5300	1,388.70
.0907	34.03	PENSION FUND	.0871	34.26
2.4552	921.43	HIGH SCHOOL DIST 87	2.3446	922.36
.0621	23.30	PENSION FUND	.0584	22.97
.2786	104.68	COLLEGE DU PAGE 502	.2626	103.41
8.4061	<u>3,154.82</u>	TOTALS	8.0213	<u>3,155.58</u>

Mailed to:
WHALEN BUILDERS INC
P O BOX 3380
GLEN ELLYN IL 60137

Property Location:
495 NEWTON AVE
GLEN ELLYN, 60137

Township Assessor:
MILTON
630-653-5220

Tax Code:
5036

Property Index Number:
05-10-410-017

Unpaid Taxes Due: NO

TIF Frozen Value	
Fair Cash Value	11
Land Value	3
+ Building Value	
= Assessed Value	3
x State Multiplier	1
= Equalized Value	3
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	3
x Tax Rate	8
= Total Tax Due	3.1

CHANGE OF NAME/ADDRESS:
COUNTY CLERK 630-407-5540

* S OF A FACTOR 1.048



2016 DuPage County Real Estate
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm, Mon-Fri
Telephone - (630) 407-5900

Packet Pg. 37

Attachment: Application Packet (3127 : 491 & 495 Newton Avenue - PUD)

Preapplication for Planned Unit Development and Zoning Change

Proposed Site: 491 and 495 Newton Avenue, Glen Ellyn Illinois 60137
 Owner: Ray Whalen Builders, Inc.
 Petitioner's Representative: Ray Whalen

January 30, 2018

Dear Members of the Village of Glen Ellyn Plan Commission:

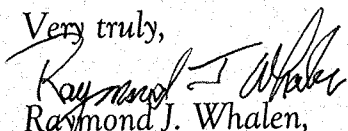
I am proposing to develop the properties at 491 and 495 Newton Avenue, Glen Ellyn to yield two duplex, two story residential buildings, each with full basements and 2 car detached garages, consisting of approximately 2,357 square feet per unit. The units may be designed to accommodate an elevator. I am requesting approval of a Special Use Permit for a Preliminary and Final Planned Unit Development. The current zoning for 491 N. Newton is C5-B, to be rezoned to R-4 zoning classification and 495 N. Newton is currently classified as R-2 to likewise be rezoned to R-4 zoning classification. Rezoning the classification of 491 and 495 N. Newton will provide a continuum zoning to the C5B to the South and East of the proposed site and R4 across the street and R-2 to the North. The preliminary design has been developed by award winning architect Dan Marshall of Marshall Architects and will reflect a centuries old style, based upon American Four Square architecture. Each elevation will reflect a mirror image of the other. The project is to be of a traditional genre with upscale appointments and beautifully detailed landscaping.

I have enclosed the following for your review:

- a. A listing of items of which I am seeking direction from the Plan Commission
- b. A chart of deviations from the Village of Glen Ellyn Zoning Code

I gratefully acknowledge your consideration and attention to this matter. I look forward to working with staff, members of the Plan Commission and the Glen Ellyn Village Board to achieve a successful development that will honor the existing character and architectural integrity found throughout our Village.

Very truly,


 Raymond J. Whalen,
 President

Attachment: Application Packet (3127 : 491 & 495 Newton Avenue - PUD)

Ray Whalen Builders, Inc.
491 and 495 N. Newton Avenue, Glen Ellyn
February 16, 2018

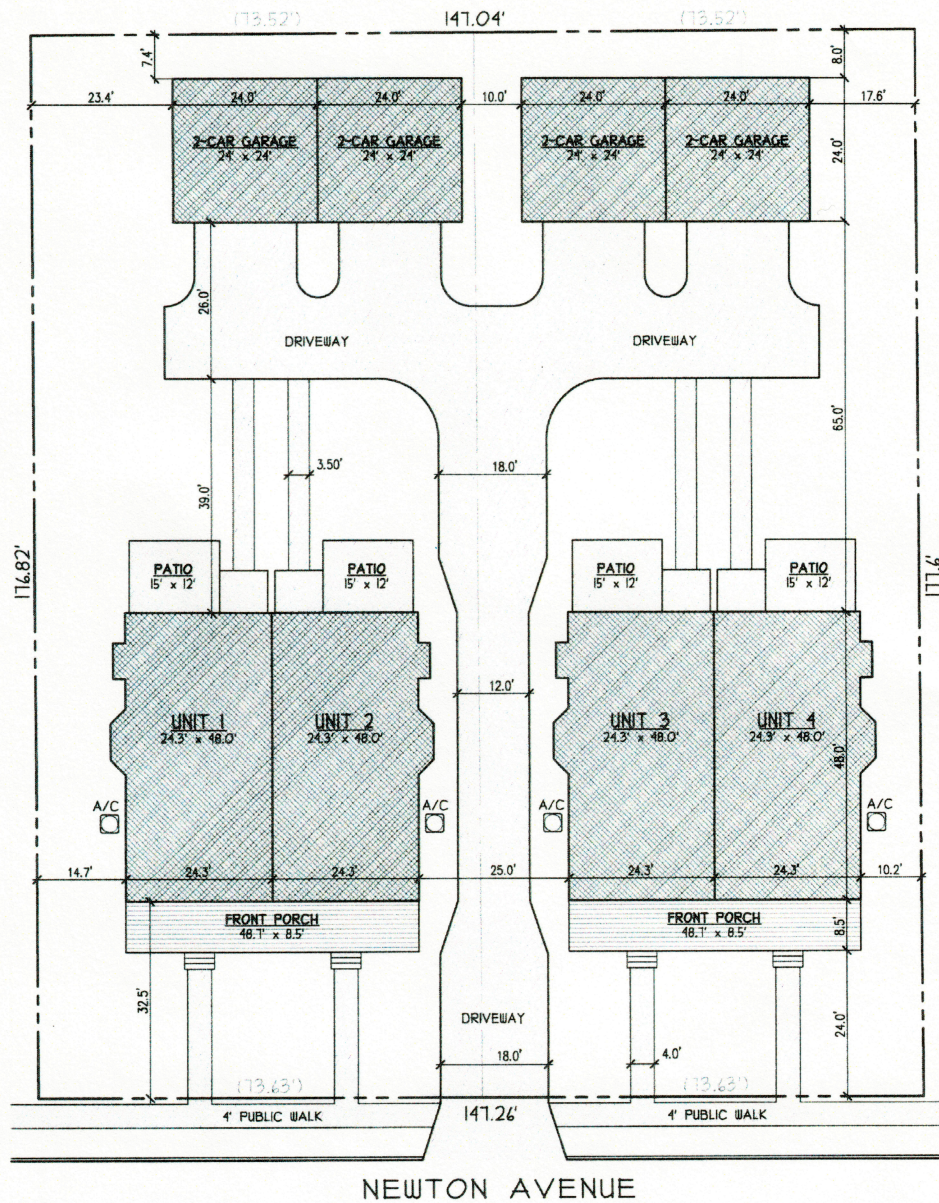
I am seeking direction from the Plan Commission respective to the following items:

1. Allowance of amended zoning classification on behalf of 491 and 495 N. Newton Avenue, Glen Ellyn. Rationale: To allow for the construction of two duplex buildings. Rationale for requesting zoning classification changes as follows:
 - a. Zoning classification of 491 Newton Avenue is C5-B, zoning classification of 495 Newton Avenue is R-2. Existing classification of property behind 491 & 495 Newton is C5B. Property immediately across the street from 495 Newton is currently zoned multi-family residential R-4, property to the North is R-2. By amending the current zoning classification of 491 & 495 Newton to R-4, a transitional, yet cohesive streetscape could be successfully accomplished.
 - b. Would allow single access drive between the two duplexes with a private drive width that varies from 18 to 12 feet.
 - c. This may possibly provide a better storm water management plan for the combined area due to runoff from property to North and along Anthony Street.
2. I intend to resubdivide the parcel into four (4) lots.
3. Allow bay window to extend into the side yard setback on all units.
Rationale: Architectural interest will be added with the bay windows on each individual unit with no adverse effect.
4. Allow for rear lot coverage to exceed the maximum 30% or 1000 sq. ft. 10-5-4 (A) 2 (a)
5. See attached chart for zoning deviations that will be necessary for this project.
6. Any concerns that the Plan Commission may have with this project.
7. I would like to request preliminary and final approval of a Planned Unit Development.

Ray Whalen Builders, Inc.
 491 & 495 Newton Avenue Duplex Zoning Recap Summary
 Requested Deviations
 February 16, 2018

Item	Required	Proposed	Variations
Lot Width 10-4-11 (D) 8 (b) 1	75 feet	All 34.69' to 38.92'	*
Side Yard Setback 10-4-11 (D) 3	10% lot width 6.6 feet on each lot	Lot 1 North 14.6' Lot 1 South 0' Lot 2 North 0' Lot 2 South 12.5' Lot 3 North 12.5' Lot 3 South 0' Lot 4 North 0' Lot 4 South 10.3'	* * * * * *
Impervious Surface Setback 10-5-5 (C)	2% of the lot width	Lot 2 0' Lot 3 0'	* *
Accessory Structure Setback (Sideyard) Section 10-5-4 (A) 4 (c)	10% of the lot width from the side and rear property lines	All 0 feet from the interior side property lines	*
Drive Aisle 10-5-11 (F) 2 (b)	19'	Varies to 18' to 12' at the narrowest point	*
Accessory Structure Coverage Section 10-5-4 (A) 2 (a)	Less than 30% of required rear yard	Lot 1 41% Lot 2 66% Lot 3 66% Lot 4 45%	* * * *
Bay Windows Section 10-5-5 (B) 4 TABLE	Permitted in front and rear yards, up to 3 feet	Side yard 2'5"	*

Attachment: Application Packet (3127 : 491 & 495 Newton Avenue - PUD)



PRELIMINARY SITE PLAN

4-28-2015

SCALE: 1" = 20'-0"

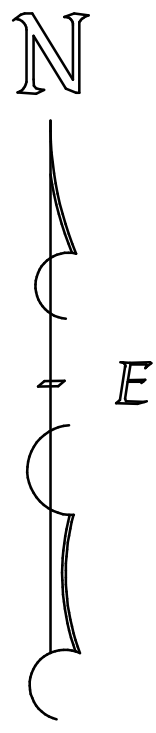
ESTIMATED SQUARE FOOTAGES:

LOT:	26,016.43 SQ.FT.
BUILDINGS:	4,805.0 SQ.FT.
PORCHES:	821.4 SQ.FT.
GARAGES:	2,304 SQ.FT.
DRIVEWAY:	4,164.9 SQ.FT.
PATIOS, STOOPS, WALKS:	1,116.0 SQ.FT.

ESTIMATED FLOOR AREA RATIO

Lot area	26027.43 Sq. ft.
.4 max (without bonus permitted)	10410.97 Sq. ft.
Total area of all floors	9610.00 Sq. ft.
Proposed F.A.R.	37%

SCALE: 1" = 20 FEET



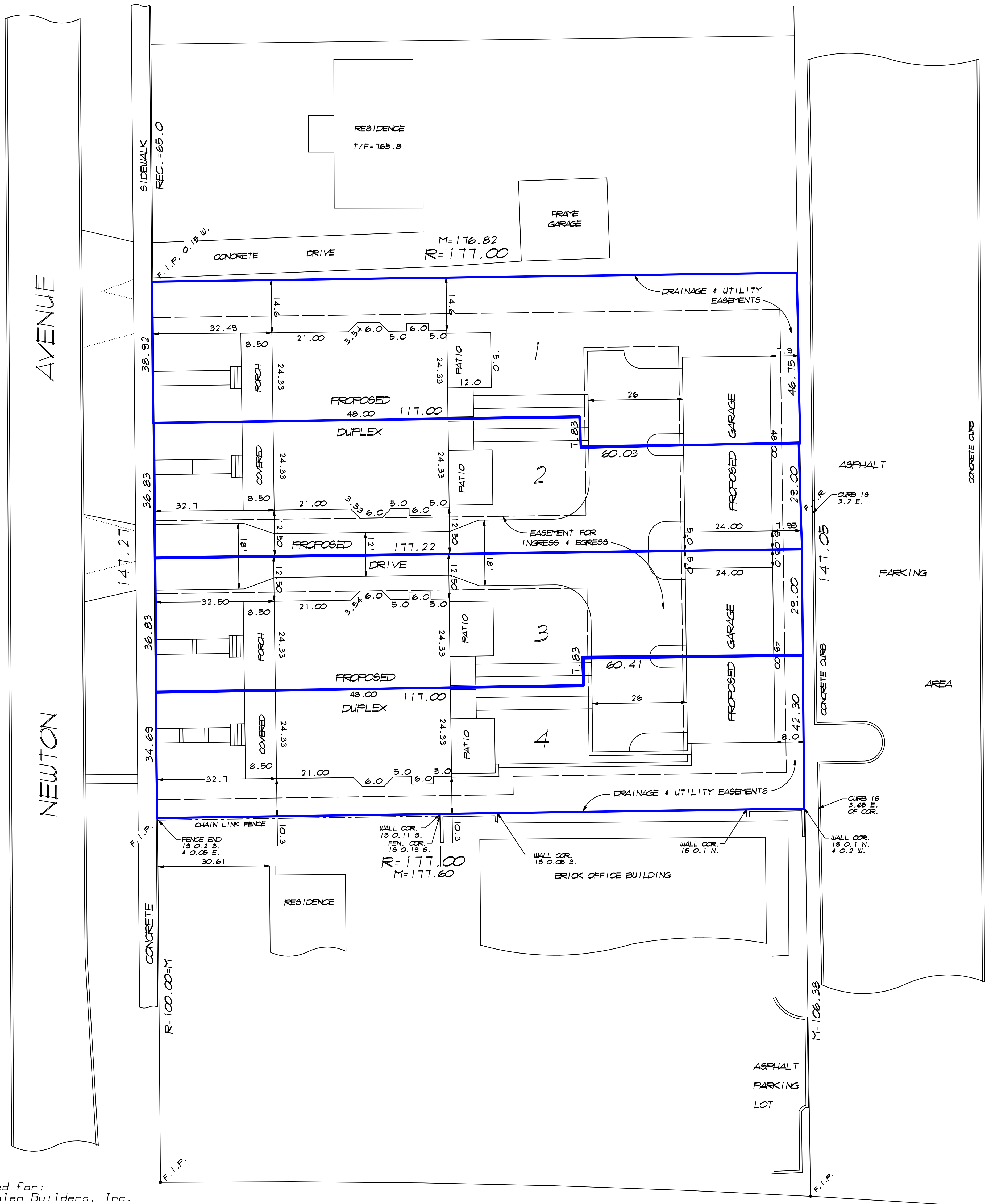
PRELIMINARY PLAT OF WHALEN'S NEWTON AVENUE RESUBDIVISION

PARCEL 1 (NORTH PROPERTY)

THE SOUTH 65.95 FEET OF THE NORTH 181.00 FEET (EXCEPT THE EAST 75.0 THEREOF) OF LOT 34 OF COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2 (SOUTH PROPERTY)

THE SOUTH 81.1 FEET OF THE NORTH 262 FEET (EXCEPT THE EAST 75 FEET THEREOF) OF LOT 34 OF COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF PART OF THE EAST HALF OF SECTION 3 AND THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

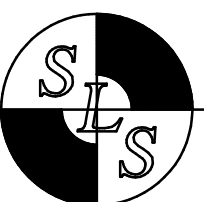


Prepared for:
Ray Whalen Builders, Inc.
P.O. Box 3380
Glen Ellyn, IL 60137

PENNSYLVANIA

AVENUE

Steinbrecher Land Surveyors, Inc.



Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neilnor Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

DDI731:PRE-NEWT



FRONT ELEVATION (WEST)

SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

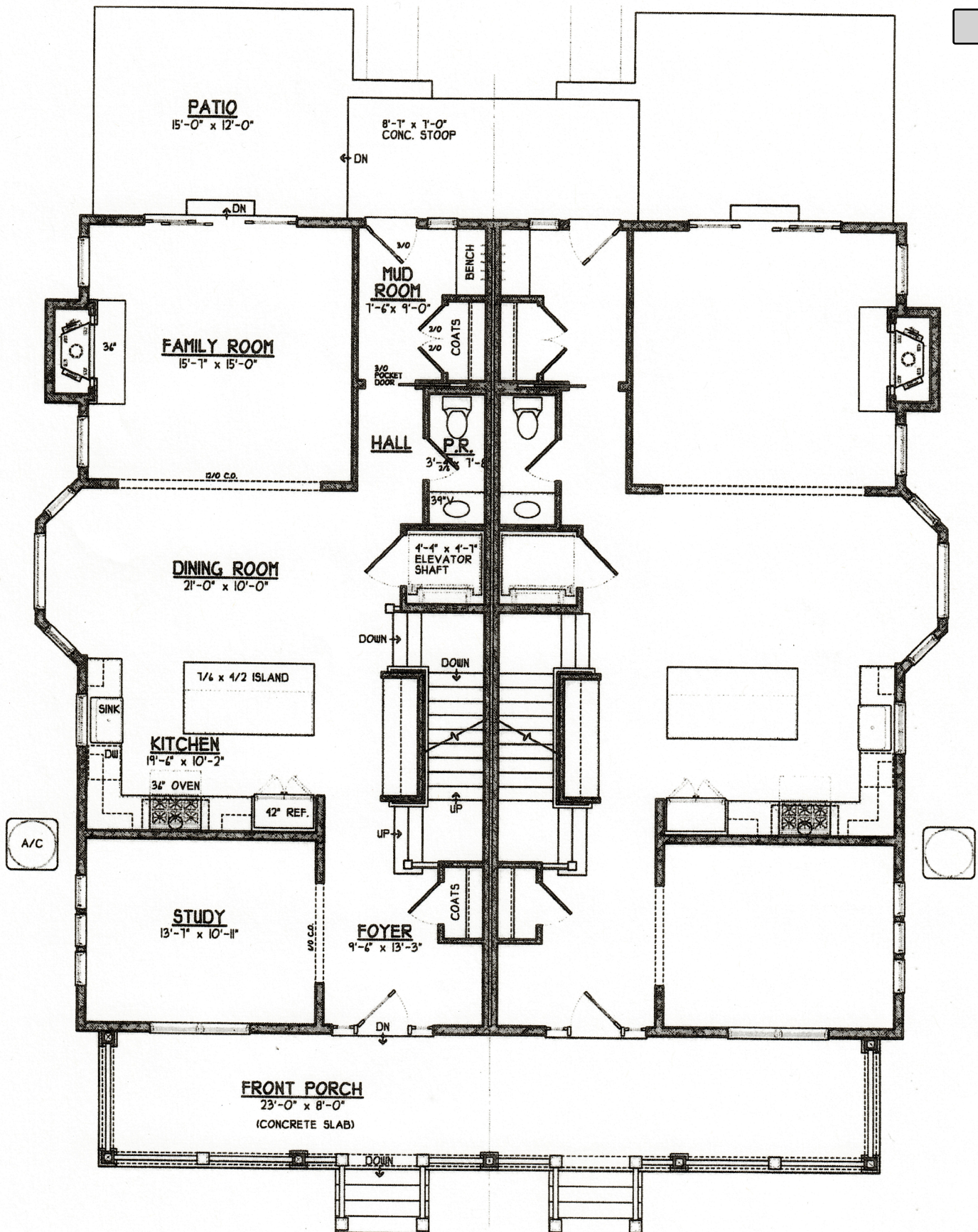


LEFT SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

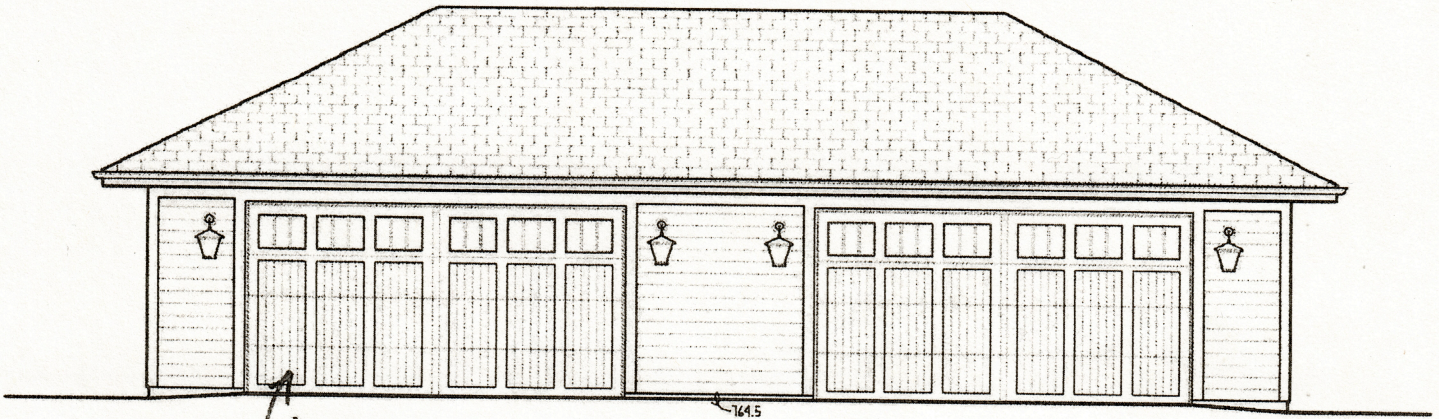


REAR ELEVATION (EAST)

SCALE: 1/8" = 1'-0"

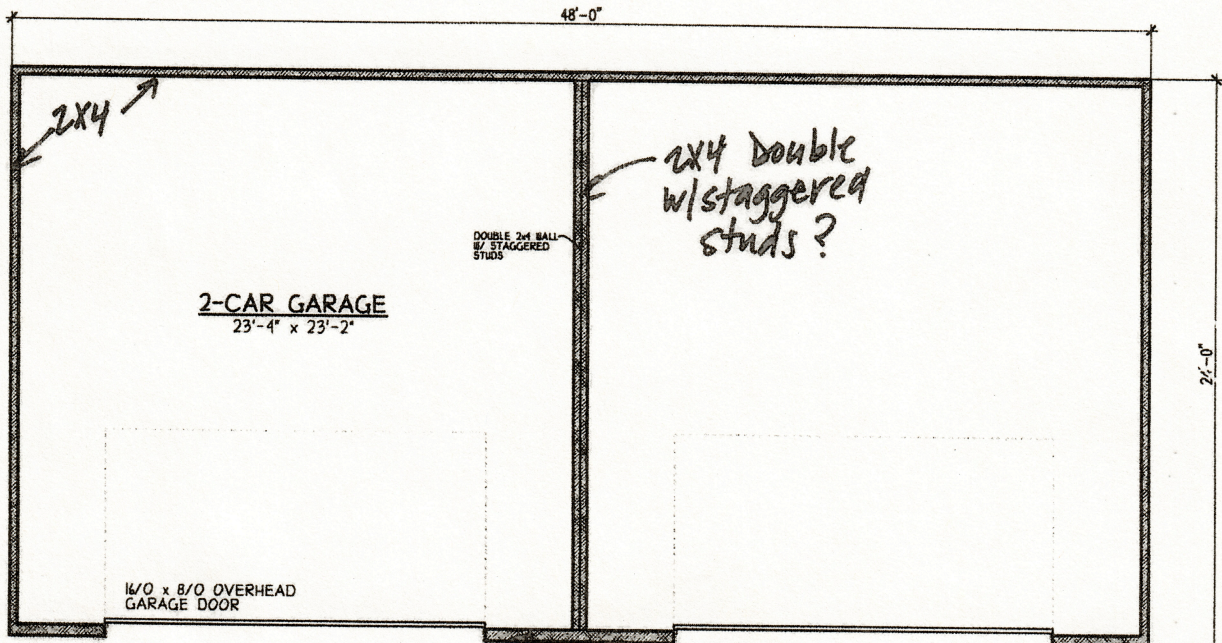


9'-1" CEILING HEIGHT
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION (WEST)

SCALE: 1/8" = 1'-0"



9'-11" PLATE HEIGHT

DETACHED GARAGE PLAN

SCALE: 1/8" = 1'-0"





Green Space within property lines = 12,333 sf = 0.283 acre

TYPE	SIZE	REQUIRED	PROVIDED
Deciduous Shade	2' - 2.5" caliper (1.7)	3	3
	3' - 4" caliper (1.4)	2	2
	4.5" caliper (0.8)	1	1
Ornamental	6' - 8' tall (0.8)	1	1
	8.5' tall (0.6)	1	1
Evergreen	6' - 8' tall (0.6)	1	1
	8.5' - 10' tall (0.6)	1	1
	10.5' tall (0.3)	1	1

Landscape Development Plan

R. WHALEN BUILDERS
Proposed Mixed-Use Buildings

491, 495 Newton Avenue
Glen Ellyn

Sheet: 25 August 2015
date: 25 August 2015
project no.: MH

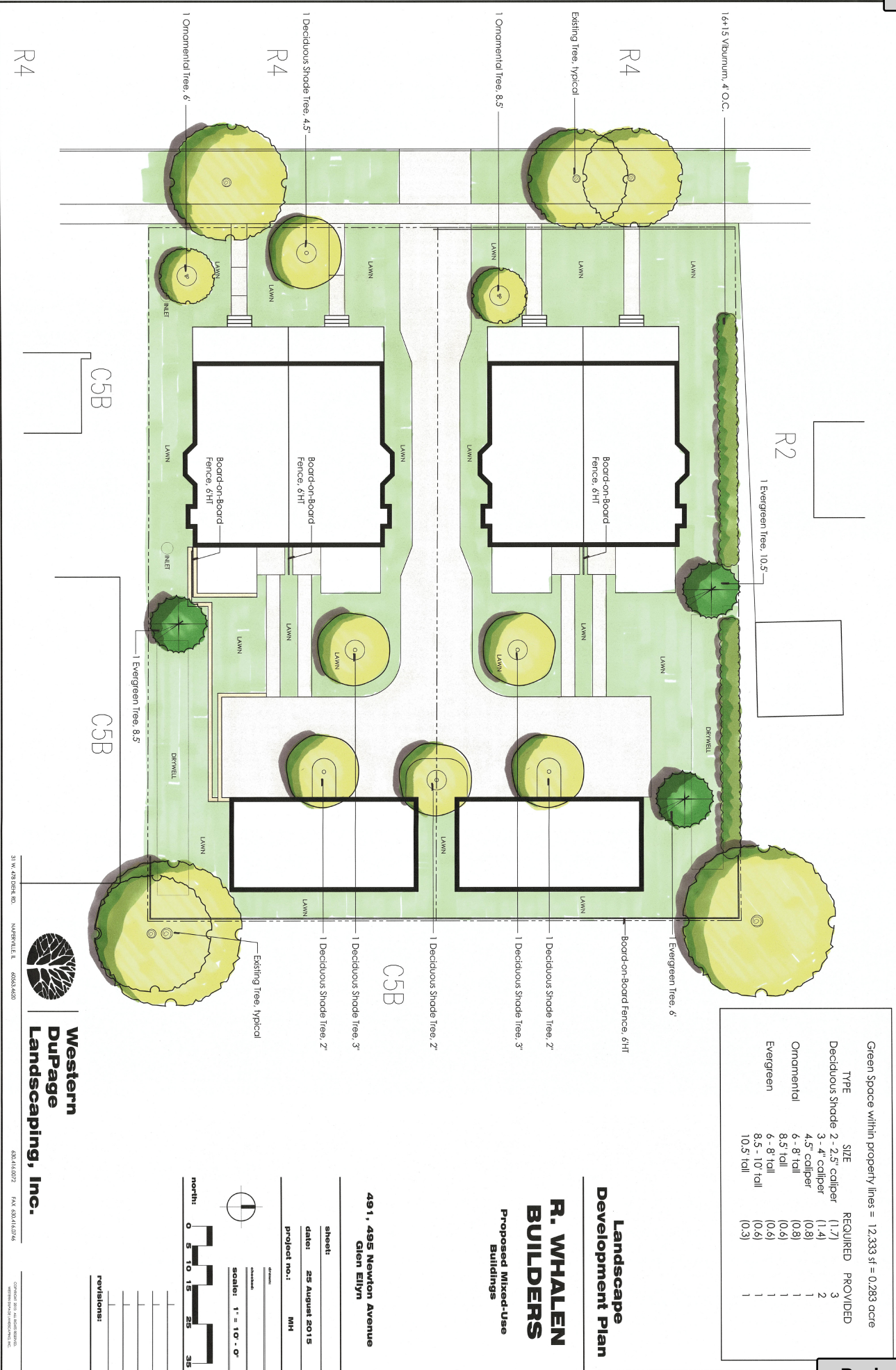
Scale: 1" = 10'-0"
north

Revisions:

Western DuPage Landscaping, Inc.

31 W. 495 BERN RD. NAPERVILLE, IL 60533-6200 630.416.0072 FAX 630.416.0746

Copyright 2015 by Western DuPage Landscaping, Inc.





Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 02/22/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Public Hearing
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3125)

DOC ID: 3125

Continued public hearing with discussion, consideration and recommendation regarding proposed text 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 text 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.
(Village Planner Sterrett)

STAFF REPORT

TO: Glen Ellyn Plan Commission
FROM: John Sterrett, Village Planner
DATE: February 16, 2018
FOR: February 22, 2018 Plan Commission Meeting
SUBJECT: Zoning Text Amendments

The continued public hearing for the proposed Zoning Text Amendments (ZTAs) will occur at the February 22, 2018 Plan Commission meeting. The Plan Commission previously reviewed all 26 ZTAs and made a recommendation on 19 of them at the January 11, 2018 meeting. The remaining 7 ZTAs will be discussed further at the February 22, 2018 meeting. Based on the discussion and direction from the Plan Commission at the January 11, 2018 meeting, staff has provided additional research and information on these remaining ZTAs. Please bring to the meeting the documents related to the proposed ZTAs that were previously distributed to the Plan Commission for the December 14, 2017 meeting as well as the additional information related to the proposed Group Home ZTA that was previously distributed to the Plan Commission for the January 11, 2018 Plan Commission meeting. If you need a copy of any of the previously distributed materials, please contact me.

The remaining text amendments to be discussed further include 1) group homes; 2) the use of grasscrete for driveways; 3) allowing mechanical equipment, including air conditioners, in a required side yard; 4) allowing shared driveways to not meet required impervious surface setback; 5) require accessory buildings to meet the corner side yard setback; 6) create a definition for corner side lot line; and 7) create provisions to allow turrets.

Commission Action. The Plan Commission should review and continue the discussion related to the remaining proposed ZTAs. The Commission may recommend approval, approval with changes, or denial of the remaining proposed ZTAs. If the Commission believes that additional research or

discussion is needed for a particular amendment, a recommendation on the proposed ZTA could be tabled for further consideration at a later date or the ZTA(s) in question could be pulled from the list and considered when the next round of amendments is brought forward. If it is not possible to finish reviewing all the proposed ZTAs at the February 22, 2018 Plan Commission meeting, the Commission can continue the public hearing to a specific date in the future. Findings of fact do not need to be made for Zoning Code Text Amendments. Therefore, staff does not plan to prepare draft motions for this item.

Should you have any questions, please feel free to contact me at 630-547-5249.

Attachments: ZTA Regulations, 2018
AC Units in Setbacks Table
Accessory Structures in Required Yard
Email Regarding Turrets

CC: Trustee Liaison Pryde
Staci Hulseberg, Planning & Development Director

ATTACHMENTS:

- AC Units in Setbacks Table (PDF)
- Accessory Structures in Required Yard (PDF)
- Email Regarding Turrets (PDF)

4. Amend the definitions of “Family” and “Group Homes” and make “Group Homes” a permitted or special use in various residential districts.

Amend Section 10-2-2 (Terms Defined) to include the following definitions:

FAMILY: One or more persons related by blood, marriage or adoption, occupying a dwelling unit as an individual housekeeping organization, and including foster children placed by appropriate order of the court. A family may include no more than two adult persons unrelated by blood, marriage, adoption or foster child arrangement. A family may also include no more than four unrelated persons 55 years of age and older. Group Homes and Sheltered Care Facilities shall not be subject to the definition of family.

GROUP HOME: A residential building housing not more than ~~eight four service dependent or developmentally disabled~~ people who have a physical or mental impairment that substantially limits one or more major life activities, living with professional staff who function as surrogate parents. The group home houses individuals who are undergoing treatment or rehabilitation and constitutes a single housekeeping unit ~~in which residents share responsibilities, meals and recreation.~~ A group home does not include a nursing home, hospital, adult day care center, child daycare center or a dwelling unit or living quarters which serves to house persons as an alternative to incarceration for a criminal offense. Where a sponsoring agency of the group home is required to be licensed or certified by the state, that sponsoring agency must maintain at all times a current and valid Illinois State license or certification by the State to operate. In cases where a Special Use is required, the total number of occupants of a group home may be further limited by the conditions of the special use where lawful.

District Regulations:

Amend Section 10-4-8(B) (R2 Residential District – Special Uses) to read as follows:

Group Home, where 4 or less residents are housed.

Amend Section 10-4-9(B) (R2B Residential District – Special Uses) to read as follows:

Group Home, where 4 or less residents are housed.

Amend Section 10-4-10(A) (R3 Residential District – Permitted Uses) to read as follows:

Group Home, where four or less residents are housed.

Amend Section 10-4-10(B) (R3 Residential District – Special Uses) to read as follows:

Group Home, where more than four residents are housed.

Amend Section 10-4-11(A) (R4 Residential District – Permitted Uses) to read as follows:

Group Home, where four or less residents are housed.

Amend Section 10-4-11(B) (R4 Residential District – Special Uses) to read as follows:

Group Home, where more than four resident are housed.

Amend Section 10-4-12(A) (R5 Residential District - Uses Allowed) to read as follows:

(A) Uses Allowed:

Residential uses of a type and density compatible with surrounding residential areas and consistent with the objectives of the Glen Ellyn Comprehensive Plan and all approved supplemental reports and graphics. Residential uses shall be limited to single-family dwellings, attached or detached, two-family dwellings, and group homes where four or less residents are housed. Senior housing, congregate care facilities, and group homes where more than four residents are housed, shall be considered special uses, and a separate special use permit shall be required.

Amend Section 10-4-14(B) (C2 Community Commercial District – Special Uses) to read as follows:

~~Group Home:~~

Amend Section 10-4-16(B) (C4 Office District – Special Uses) to read as follows:

~~Group Home:~~

Amend Section 10-4-17-1(B) (C5A Central Retail Core Subdistrict – Special Uses) to read as follows:

~~Group Home:~~

Amend Section 10-4-17-2(B) (C5B Central Service Subdistrict – Special Uses) to read as follows:

~~Group Homes:~~

10. **Original Text Amendment:** Create a setback requirement for pervious paver driveways, similar to impervious driveways.

Revised Text Amendment: Limit the impervious surface setback requirement to 5 feet from the property line on lots greater than 100 feet wide.

Amend Section 10-5-5(C)3 (YARDS – Impervious Surfaces Setback – Exceptions)

(C) Impervious Surfaces Setback:

1. New Construction, Class II and III Alterations, Class III Additions:

Lot Width	Distance (between edge of impervious surface and lot line)
66' and Less	2% of lot width
More than 66' to 90' or less	3% of lot width
More than 90' to 100' or less	4% of lot width
More than 100'	5% of lot width

2. All Other Property: The expansion of an existing impervious surface and new impervious surfaces on improved lots shall not be permitted unless the proposed surface is in conformance with the percentages outlined above. The location of an existing impervious surface which does not conform to the provisions of this section may be maintained in the same location provided the property owner can either present an accurate plat of survey dated prior to March 1, 1999 indicating the location of the impervious surface or demonstrate they have owned the property prior to March 1, 1999.

3. Exceptions:

- a. Structures used for primarily commercial purposes in the C5A and C5B zoning districts shall be exempt from this regulation.
- b. Driveways and pedestrian walkways that traverse a property line at generally a 90 degree angle and which are intended to provide a connection between the adjacent street or sidewalk and a principal or accessory use or structure on a lot provided the width of the surface is equal at each side of the lot line.

- c. A single-family detached residential driveway located on a lot with a lot width greater than 100 feet need not be located further than five feet from a property line.

Reasoning: Staff originally proposed changing the definition of “Impervious Surface” to close a loop hole that currently allows portions of driveways constructed with “grasscrete” to be located within the required impervious surface setback. The impervious surface setbacks do not currently apply to “grasscrete pavers” because the pavers allow enough water to filter through to meet the definition of an impervious surface. The reason staff is suggesting a change to this regulation is that lots greater than 100 feet in width are subject to very large impervious surface setback requirements – the larger the lot width, the greater the setback. In some instances, property owners of these wider lots cannot meet the required impervious surface setback when installing a driveway for a side loading detached garage; as an alternative, they construct the portion of the driveway within the impervious surface setback with grasscrete in order to comply with the Code. Ultimately, this is a Code compliant but unattractive solution to the problem.

Concerns were raised by the Plan Commission that the originally proposed text amendment presented on December 14, 2017 could have unintended consequences for property owners with existing substandard driveway widths on smaller lots that may wish to extend their driveway closer to the property line than the impervious surface setback will allow. Property owners often install a small length of grasscrete next to their driveway if they cannot meet the impervious surface setback due to having limited space between the existing driveway and the property line. Staff believes that the new text amendment being proposed will address both staff’s initial concern and the Plan Commission’s issues regarding the prior proposal.

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

Amend Section 10-5-5(B)4 (TABLE – PERMITTED OBSTRUCTIONS AND ACCESSORY STRUCTURES IN REQUIRED SETBACKS) by adding emergency generator to the list of obstructions and renumbering the list accordingly and also by removing emergency generator from mechanical equipment, private.

Obstruction	Front (Corner)	Side	Rear	Regulations
<u>11. Emergency generator</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>(1) An emergency generator may be located 5% of the lot width (but not less than 2.5 feet) away from the side or rear property line provided it is tested only between the hours of 9:00 a.m. and 5:00 p.m. once a week for a maximum of 30 minutes</u> <u>(2) The Planning and Development Director may allow an emergency generator to be located in a front yard if he/she determines that there is no other reasonably viable location on the site to place the generator</u> <u>(3) All sides of the equipment visible from a public way shall be obscured by a variety of plant material or a screen wall</u>

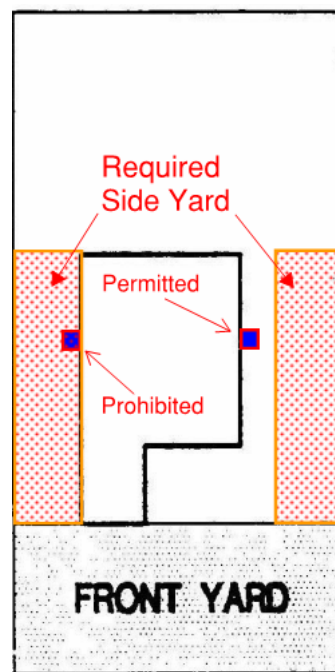
Obstruction	Front (Corner)	Side	Rear	Regulations
201. Mechanical and electrical equipment, private (such as HVAC units; and pool equipment; emergency generator)	X	X	X	(a) Limitations: (1) Must be a distance equal to 10% of the lot width from any property line (2) All sides of the equipment visible from a public way shall be obscured by a variety of plant material or a screen wall (3) Existing HVAC units which do not meet the provisions of this section may be maintained or replaced in the same location if documentation or evidence dated prior to January 1, 2007 is submitted verifying the existing location of the HVAC unit and the required screening is installed (b) Additional allowances: (1) An emergency generator may be located 5% of the lot width (but not less than 2.5 feet) away from the side or rear property line provided it is tested only between the hours of 9:00 a.m. and 5:00 p.m. once a week for a maximum of 30 minutes (2) The Planning and Development Director may allow an emergency generator to be located in a front yard if he/she determines that there is no other reasonably viable location on the site to place the generator

Based upon direction provided by the Plan Commission at the January 11, 2018 meeting, staff has researched the previous regulations for mechanical equipment, including air conditioners, in required yards and has determined that mechanical equipment was never permitted in a required interior or corner side yard until January of 2014. At the time, the Village Board approved an amendment to the Zoning Code to provide some relief for the location of emergency generators. The amendment allowed emergency generators to be located a distance of 5% of the lot width, but not less than 2.5 feet, from the side or rear property line. A provision was also added in January 2014 to give the Planning and Development Director the authority to allow an emergency generator in a front yard if the Director determined that there was no other viable location for the generator. At the time of the proposed amendment, mechanical equipment was prohibited in all required yards except the rear yard.

Both of the proposed changes for emergency generators were reviewed and recommended for approval by the Plan Commission on December 12, 2013. The Plan Commission, however, did not make a recommendation to allow all mechanical equipment in the required front, corner side, or side yard. In fact, the Plan Commission did not discuss or recommend any changes to the placement of mechanical equipment with the exception of the two proposed changes for emergency generators. In January of 2014, nonetheless, an Ordinance was presented to the Village Board, and was approved, allowing both emergency generators and mechanical equipment to be located in all required yards, even though neither the Plan Commission nor the Village Board discussed or considered the location of other kinds of mechanical equipment besides emergency generators.

We believe that this was a staff error in drafting the Ordinance and it was not the intent to allow mechanical and HVAC equipment to encroach in the required side and corner side yards. Therefore, staff is suggesting that this regulation be changed back to what it was prior to the 2014 amendments. This would mean allowing mechanical equipment and HVAC units in the buildable area and required rear yard only, with the exception of the existing allowances for emergency generators. To facilitate this discussion, staff researched 10 other municipalities to see how they regulate the location of air conditioners. Six out of ten communities allow air conditioners to be located within a required side yard. However, all but one of these six communities have either a minimum distance the unit must be from the side lot line, or a maximum distance the unit may encroach into the required side yard (see attached survey results).

It is important to note that the proposed text amendment would allow mechanical equipment and HVAC units on the side of a house provided it is not located in a required side yard as is illustrated below.



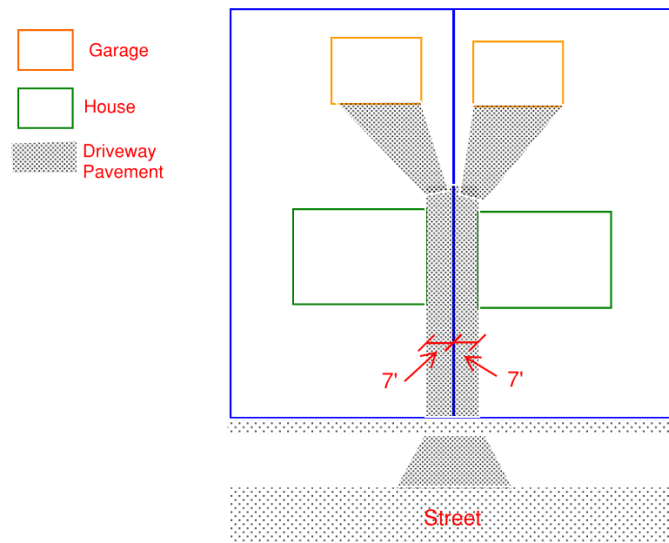
13. Exempt primary shared driveways between two homes from the impervious surface setback requirement.

Amend Section 10-5-5(C)(3) (Yards – Impervious Surfaces Setbacks - Exceptions) to read as follows:

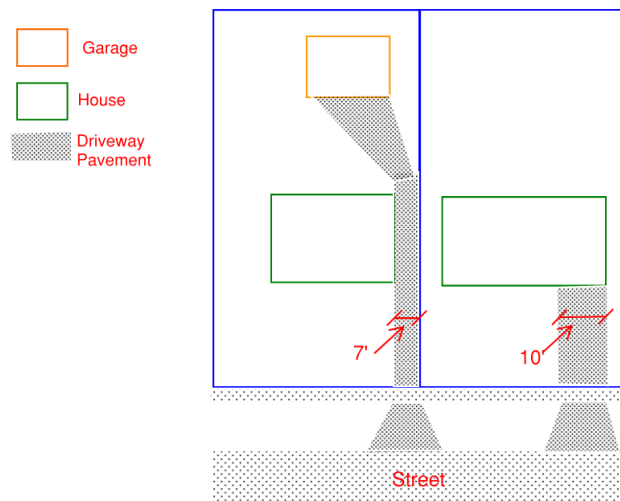
(d) Existing, primary shared residential driveways between two homes shall be exempt from this regulation, provided that all other requirements of the Zoning Code are met.

Reasoning: Some residential properties, particularly smaller ones, have a shared driveway along a common lot line with the adjoining property. Neither driveway may necessarily meet the minimum

required width of 9 feet for a one-way driveway but together they create a “shared driveway” that has adequate width to serve both properties. See the following illustration.



Shared driveways do not meet the required impervious surface setback and would not be permitted to be replaced or reconstructed without a variation. There was concern from the Plan Commission that the language originally proposed for Item #10, which prohibits “grasscrete” in the impervious surface setback, would contradict the proposed impervious surface setback exception for shared driveways. Staff believes that the proposed change to Item # 10 above should alleviate that issue. Concerns were also raised by the Plan Commission that this text amendment may result in one property owner with a narrower driveway width losing a portion of pavement they previously drove on if the adjoining property is redeveloped and the driveway is relocated elsewhere on the lot. See illustration below.



While a teardown/redevelopment on one of the two lots with a shared driveway could pose an issue for the remaining lot, this scenario would be possible now, even if the proposed text amendment is not adopted. Staff believes the proposed text amendment would assist those with shared driveways by allowing them to replace their existing driveway without a variation. It also does not make the existing possibility of a teardown harming the remaining home any better or worse.

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

Revised Text Amendment: Require all accessory structures and detached garages to meet the minimum required corner side yard setback for principal structures when located on a reversed corner lot. Require all accessory structures and detached garages to be at least twenty (20) feet from the corner side yard lot line when located on a corner lot.

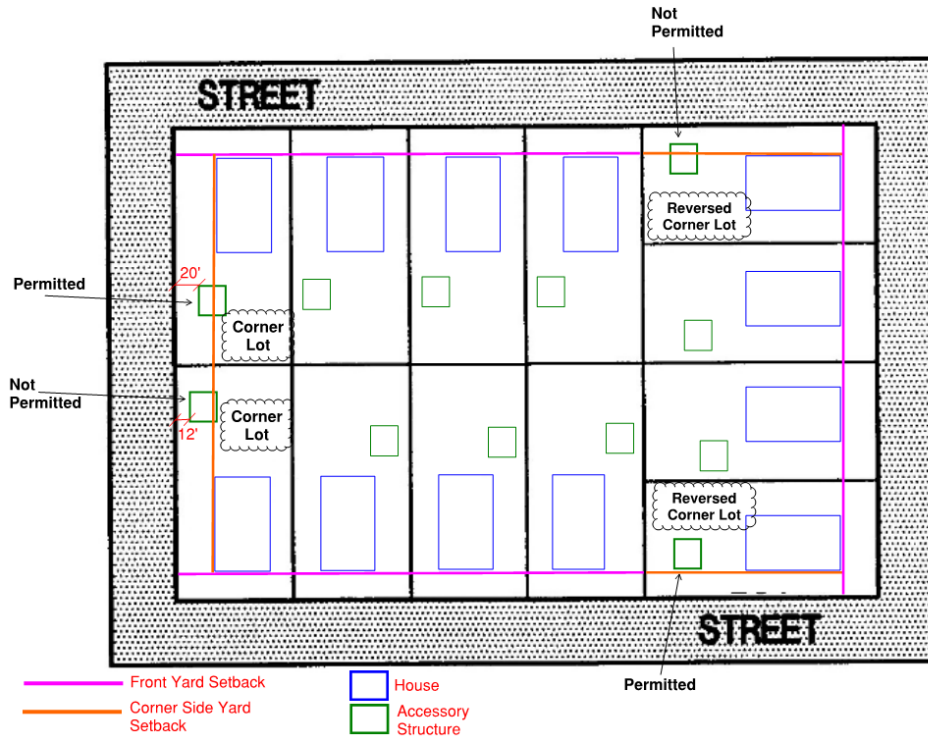
Amend Section 10-5-4(A)4 (Accessory Structures and Uses – Accessory Structure – Setbacks) to read as follows:

- (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 ~~48~~ 20 feet from a corner side property line.

Amend Section 10-5-5(B)4 (Permitted Obstructions and Accessory Structures in Required Setbacks Table) to read as follows:

The following table outlines detached obstructions that are permitted in required setbacks. The Regulations column applies to all accessory structures, regardless of whether they are located in a required yard. Roofed over structures shall be located a distance equal to five percent of the lot width and no less than three feet from the rear and side property lines and ~~48~~ 20 feet from the corner side property line or as further restricted or allowed in this section and table 10-5-5(B)4 ~~of this section.~~

Reasoning: Staff is proposing that accessory structures be constructed no closer than twenty (20) feet from the corner side property line to allow enough room for a large car or truck to park in the driveway. The minimum requirement for a parking space is 19 feet in length, so staff feels that the current requirement of 18 feet is inadequate. Further, staff feels that accessory structures on reversed corner lots should not be permitted to encroach into a required corner side yard. The illustration



shows the consequence of allowing such an encroachment on a reversed corner lot, where a clear sight line has been established by the front yard setback requirement of the adjacent properties. This creates the appearance from the street view that a detached garage is located in a required front yard and can disrupt the continuity of the front yard streetscape. On corner lots however, when the garage (or any other accessory building) encroaches into the required corner side yard setback, it does not look as though it were placed within the front yard setback. At the request of the Plan Commission, staff provided a list of addresses throughout the Village where examples of garages encroaching in the corner side yard setback can be observed both on corner and reversed corner lots.

Staff also surveyed ten surrounding communities to determine how other municipalities regulate accessory structures in a required corner side yard. Of the ten communities surveyed, only three communities allow accessory structures within a required corner side yard. Two out of the three communities require the accessory structure to be setback from the corner lot line a distance greater than 20 feet. See attached survey results for more information.

16. Add Corner Side Lot Line to the list of definitions of Lot Lines. Modify the text and illustration that defines a required Corner Side Yard. Modify term used to define Reversed Corner Lot.

Amend Section 10-2-2 (Terms Defined) to read as follows:

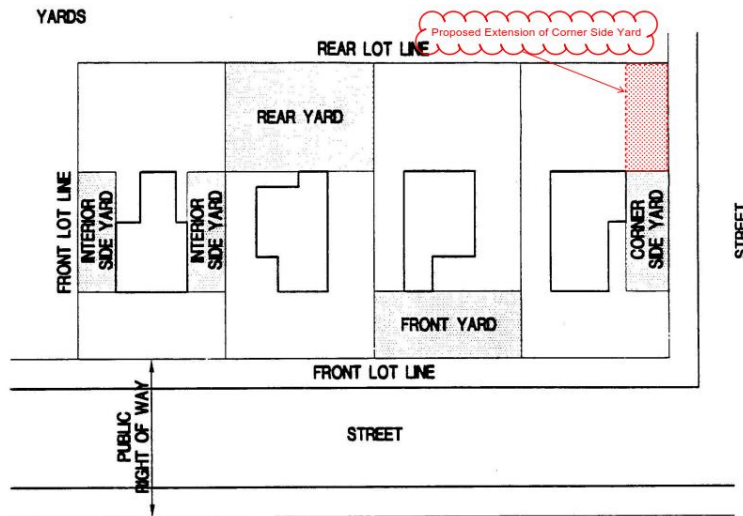
LOT LINES: The dividing lines between a public way and an abutting lot, piece or parcel or the projected dividing lines between lots, pieces and parcels without regard to any recorded plat.

The front lot line is the front street line. The corner side lot line shall be the street line that is not the front lot line.

The rear lot line is the lot line most nearly parallel to the front lot line.

Other lines are side lot lines.

YARD, CORNER SIDE: The open space between the closest point of the principal building and the corner-side lot line side line of the lot which abuts a street and extending from the front line of the building to the rear property line of the building.



Amend Figure 3 in Section 10-11-2 (Figures) to be illustrated as follows:

Reasoning: All lot lines are defined in the Code with the exception of the corner side lot line. Adding a definition for the corner side lot line will make it more clear which line is the front lot line or the corner side lot line on corner and reversed corner lots. Staff is also proposing to revise the definition of a corner side yard to include all of the area from the front building line to the rear property line rather than to the rear of the house. The corner side yard is considered the second front yard. At the January 11, 2018 meeting, staff requested that action be deferred on this proposed text amendment until Item #16 regarding the location of accessory structures in a required corner side yard, had been resolved.

18. Create a definition and regulations for turrets as a special architectural feature placing limitations on the area, height and setbacks. Current height regulations in the Code effectively prohibit turrets.

Amend Section 10-2-2 (Terms Defined) to include the following definition:

TURRET: A tower that projects vertically from the edge of a building.

Amend Section 10-4-5(E)(2) (RE Residential Estate District – Maximum Height – Architectural Features) to read as follows:

2. Architectural Features: The maximum height shall not apply to architectural features such as spires, turrets, weather vanes, 50 percent open guardrails or lightning rods provided the top of the feature does not exceed five feet above the higher of the constructed ~~or designed~~ highest ridge or eave height for a lot, and not more than one architectural feature shall be permitted above the ~~permitted-highest constructed ridge or eave~~ height on a building. The area of a turret may not exceed 81 square feet in gross horizontal area above the permitted eave height. A turret may not encroach into a required yard.

Amend Section 10-4-8(F)(3) (R2 Residential District – Maximum Height – Architectural Features) to read as follows:

3. Architectural Features: The maximum height shall not apply to architectural features such as spires, turrets, weather vanes, 50 percent open guardrails or lightning rods provided the top of the feature does not exceed five feet above the higher of the constructed ~~or designed~~ highest ridge or eave height for a lot, and not more than one architectural feature shall be permitted above the highest constructed ridge or eave height on a building. The area of a turret may not exceed 81 square feet in gross horizontal area above the permitted eave height. A turret may not encroach into a required yard.

Reasoning: There are no exceptions or special conditions for turrets in the Zoning Code. Cupolas are considered architectural features and are permitted up to four (4) square feet in area. Turrets are a common architectural feature on many homes and are currently regulated in the same manner as the overall principal structure with respect to ridge and eave height. Provisions should be added to allow this architectural feature to exceed the current maximum height requirements.

Staff received feedback from a local architect regarding the proposed language (see attached). The architect raised many questions but did not provide specific recommendations for changes, other than to increase the height of a turret to 10 feet above the constructed ridge height or eave height instead of the proposed 5 feet. After further review, staff believes the language as currently written meets the intent to allow turrets as an architectural feature on a single-family home. Staff suggests moving forward with the proposed language to allow turrets, and if adjustments are necessary, staff will bring this item back before the Plan Commission in the future for further amendment. However, if this issue is too complex to handle at this time, or future research is necessary, staff would suggest tabling this text amendment for reconsideration with future text amendments.

Air Conditioners Permitted in Required Yards					
Community	Front	Interior Side	Corner Side	Rear	Notes
Elmhurst	Y	N	Y	Y	May extend four (4) feet into yard as long as screened with hedge or fence
Carol Stream	N	Y	Y	Y	Allowed in Corner side as long as fenced in
Lombard	N	Y	Y	Y	May extend no more than ten (10) feet into required yard
Downers Grove	N	Y	N	Y	Variable minimum setback between five (5) feet and ten (10) feet depending on Zoning District
Glendale Heights	N	Y	Y	Y	Unit shelter required
Hinsdale	N	N	N	Y	No less than ten (10) feet from rear lot line
Lisle	N	Y	N	Y	No less than five (5) feet from lot line
Oak Brook	N	Y	N	Y	No less than twelve (12) feet from lot line
Naperville	N	N	N	Y	May extend five (5) feet into required yard
Warrenville	Y	N	Y	Y	May extend six (6) feet into required yard

Yard	Total Permitted
Front	2
Interior side	6
Corner side	5
Rear	10

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Accessory Structures in Required Yards					
Community	Front	Interior Side	Corner Side	Rear	Notes
Elmhurst	N	Y	N	Y	Required Corner Side Yard setbacks in residential districts range from 10 feet to 25 feet.
Carol Stream	N	N	N	Y	Required Corner Side Yard setbacks in residential districts is 25 feet.
Lombard	N	N	N	Y	Required Corner Side Yard setbacks in residential districts range from 20 feet to 30 feet. On a reversed corner lot, no accessory building, or portion thereof, shall be located closer to the side lot line abutting the street than the required front yard of the lot abutting the rear lot line of said reverse corner lot.
Downers Grove	N	Y	Y	Y	Required Corner Side Yard setbacks in residential districts range from 25 to 40 feet. Allowed in a Corner side yard but may not encroach beyond the principal structure.
Glendale Heights	N	N	N	Y	Required Corner Side yard setbacks in residential districts range from 25 to 30 feet.
Hinsdale	Y	Y	Y	Y	Required Corner Side yard setback in residential districts is 35 feet. An accessory structure must maintain a distance from the corner side property line equal to the average setback distance of all buildings on a block or 25 feet, whichever is greater.
Lisle	N	Y	N	Y	Required Corner Side Yard setback in residential districts range from 15 to 20 feet.
Wheaton	N	Y	N	Y	Required Corner Side Yard setback in residential districts range from 30 to 40 feet.
Naperville	Y	Y	Y	Y	Required Corner Side Yard setback in residential districts is 15 feet. Structure may not encroach into more than one (1) required yard. Encroachment may not exceed six (6) inches.
Warrenville	N	Y	N	Y	Required Corner Side Yard setback in residential districts is 35 to 40 feet.

Yard	Total Allowances
Front	2
Interior side	6
Corner side	3
Rear	10

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John Sterrett

From: Dan Marshall [REDACTED]
 Sent: Tuesday, January 30, 2018 12:15 PM
 To: John Sterrett
 Cc: Staci Hulseberg; Kelly Purvis; 'Ray'; 'Rwb'
 Subject: RE: Zoning Code Text Amendments - Turrets
 Attachments: Turrets.pdf; SKMBT_C284e18013012100.pdf

Hi John,

Thank you for providing the opportunity for input into the crafting of the amendment regarding the turret exception. I have always been amazed at the complexity involved in writing a code and I do not envy your job!

It is my understanding that the intent is to allow extra height for turrets and towers to provide the variety of form and size that we find in the vintage home designs in the older areas of Glen Ellyn and similar communities. I think it is a good goal and I applaud the intent.

I have attached three local projects that we designed as examples to reference and some photos of historic houses that Ray Whalen sent me for this discussion.

I will use the word “turret” to mean both a literal turret and a tower.

I think it is difficult to define the size of the turret. Since the appropriate size of a turret depends on the size of the main house. Scale is important but there is also a very wide range of examples of very different scales in different styles when it comes to turrets – so there really is not a correct scale to guide this amendment.

Your current language uses 81 square feet to control the size and it is stated as the gross horizontal area above the permitted eave height. This wording leaves me with many questions about how to measure the area of different turrets.

I assume we would be measuring at the maximum eave height. If we use a square turret like example project 1, it is 11' wide on the front and 11' wide on the side, then would the turret be 121 square feet? Project 3 would be 176 sf using this method.

It becomes difficult to measure using this method if the turret is within the body of the house or in an “inside” corner instead of an “outside” corner. (Arts and Crafts styles often uses turrets in inside corners and there are many examples turrets on outside corners in the Victorian styles). Example project 2 shows a turret on an inside corner in the middle of the house. The Goodridge house on page 5 of the photos, shows a turret in within the body of the house as often found in Shingle style.

Notice that there is not much distance from the main roof eave line to the front of the turret in project 2 – about 2.5'. If that distance is used then this turret would only be about 25 sf so it could be made much larger. Measuring at the maximum eave line for a turret like this might actually encourage a designer who is trying to maximize the size of the turret to raise the eave to the maximum height since the turret area as measured by the code would increase if the eave is dropped.

Perhaps it would be better to use a percentage of the width of the house to set the maximum size of the turret allowed for the front and side dimensions? I would recommend setting it at 33%. Example 2 is about 28%.

Attachment: Email Regarding Turrets (3125 : Zoning Text Amendments)

Regarding the height, you will notice in the historic photos that the eaves of most turrets are much taller than the 5' the proposed text allows. I think they are more pleasing when there is more height. They seem crowded when there is a smaller distance between the eaves.

Narrow lots suffer the most since those eaves are often required to be very low relative to the second floor especially if the lot is sloped.

Example project 1 has about 6.5' between the eaves and I feel it looks good on this size house. I think if it was a historical house it would be about 4-5' higher.

Example project 2 has 4.25' between the eaves and Project 3 has 2.75'. Both these designs would have more closely resembled vintage homes if the eaves were allowed to be higher.

I recommend allowing height extensions of 10' for the eaves and the ridge.

Feel free to call to discuss as I know there are many nuances to explore. 630.584.7820

Thanks again,
Dan

From: John Sterrett [mailto:jsterrett@glenellyn.org]
Sent: Thursday, January 25, 2018 9:38 AM
To: Dan Marshall <[REDACTED]>; 'Ray' [REDACTED]
Cc: Staci Hulseberg <shulseberg@glenellyn.org>; Kelly Purvis <kpurvis@glenellyn.org>
Subject: RE: Zoning Code Text Amendments - Turrets

No problem. See attached.

John

From: Dan Marshall [mailto:[\[REDACTED\]](mailto:[REDACTED])]
Sent: Thursday, January 25, 2018 9:22 AM
To: John Sterrett; 'Ray'
Cc: Staci Hulseberg; Kelly Purvis
Subject: RE: Zoning Code Text Amendments - Turrets

Is it possible to send me another copy of that text change?

Dan

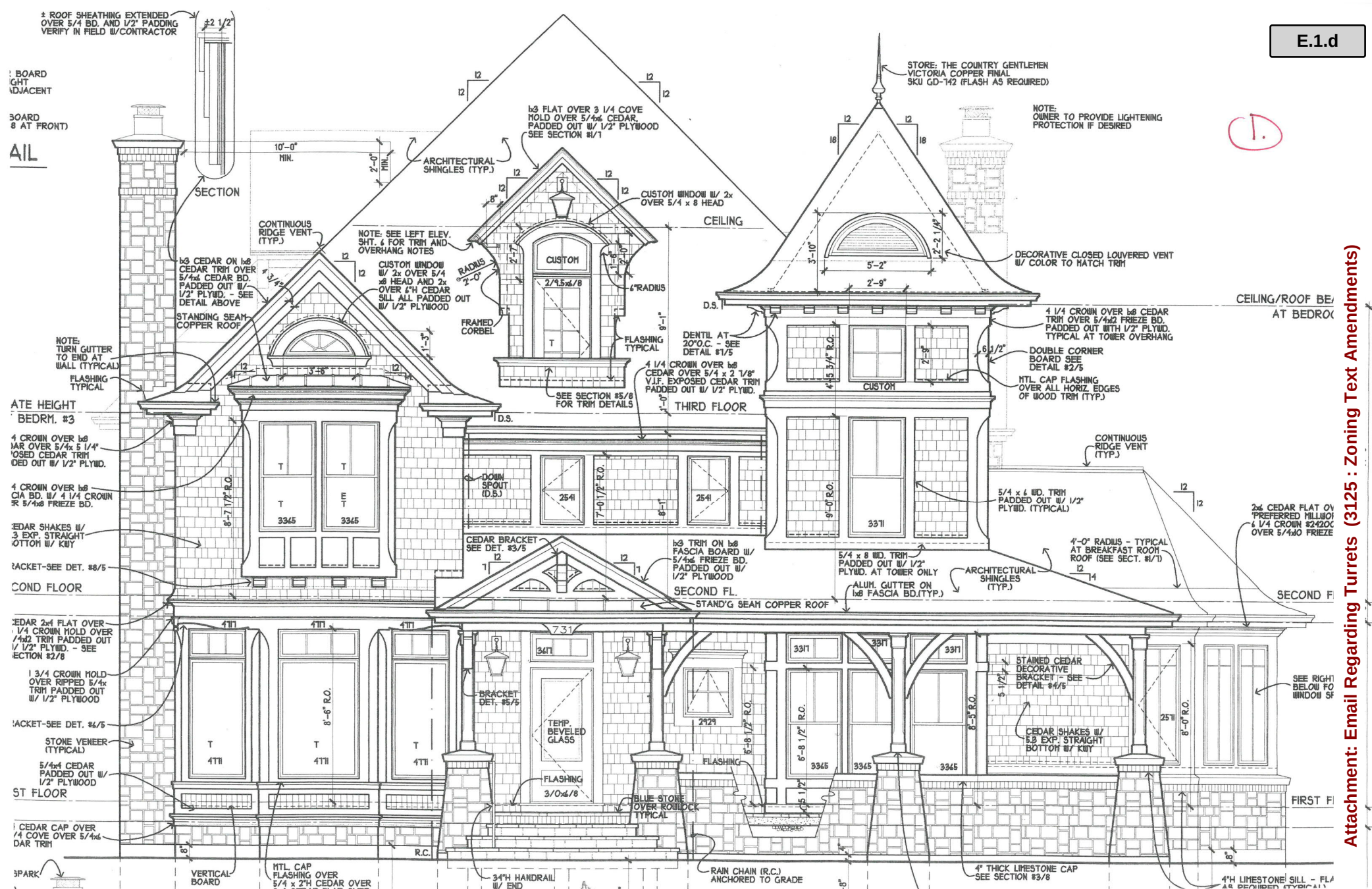
From: John Sterrett [mailto:jsterrett@glenellyn.org]
Sent: Thursday, January 25, 2018 8:47 AM
To: Ray [REDACTED]
Cc: Staci Hulseberg <shulseberg@glenellyn.org>; Kelly Purvis <kpurvis@glenellyn.org>; Dan Marshall [REDACTED]
Subject: RE: Zoning Code Text Amendments - Turrets

Thanks Ray.

John

Attachment: Email Regarding Turrets (3125 : Zoning Text Amendments)







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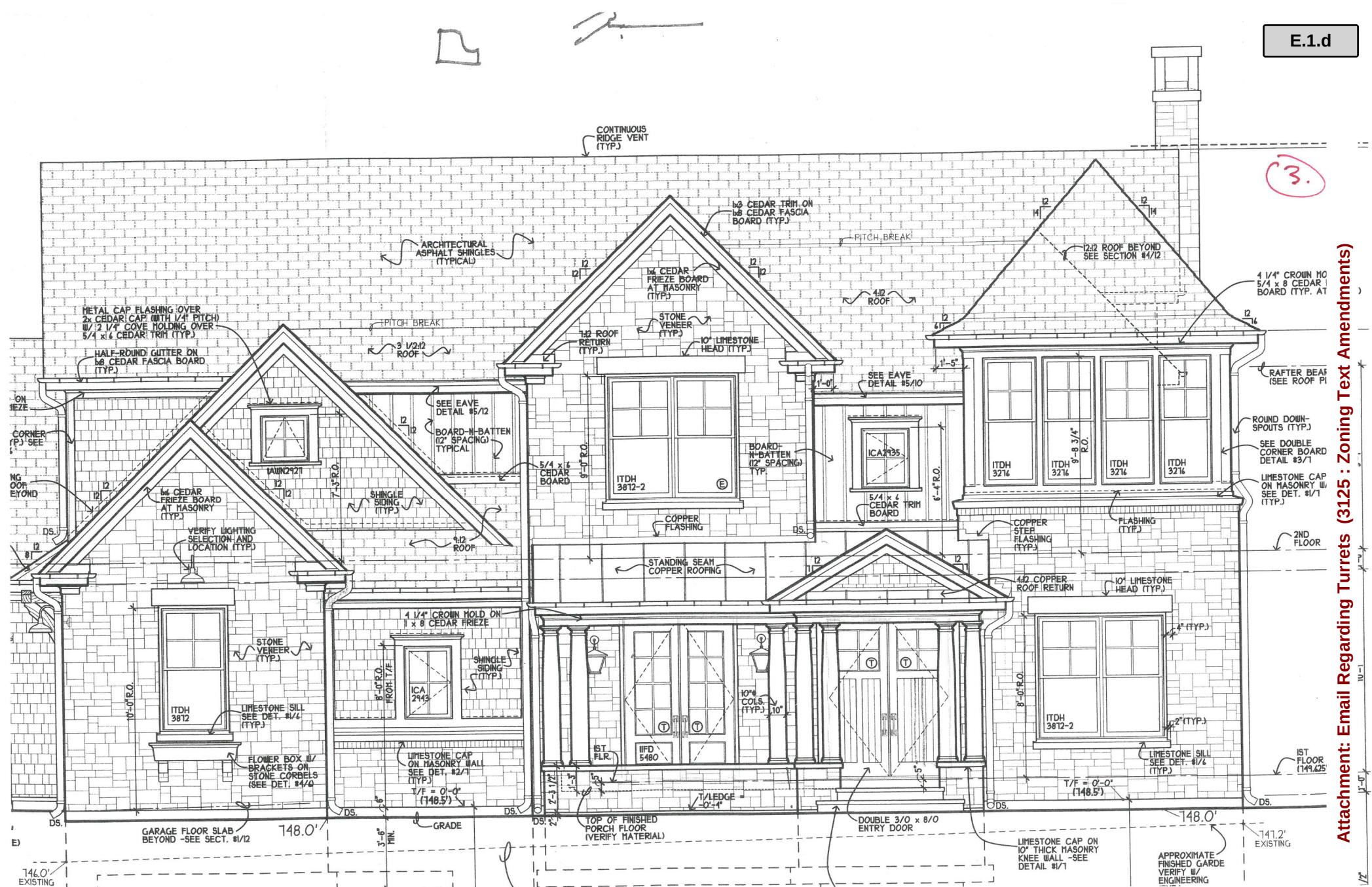




3.

3.

Attachment: Email Regarding Turrets (3125 : Zoning Text Amendments)





*Charles and Emily Rieck's Home
1902
Located on the northwest corner
of Riford Road and Crescent Boulevard*



*Lawrence C. Cooper Home
545 Park Boulevard
Built in 1893, Plaqued by GEHS in 1973*

History of a Painted Lady

"Painted Lady" was the name given to houses built during the Victorian era. They were generally large houses built with fancy gingerbread wood trim, turrets, etc. Glen Ellyn is blessed to still contain several such homes. Today they are painted many different colors with the trim in contrasting multi-colors, a fad that began in San Francisco, California. However, when they were built, most of them were white. One of the "Painted Ladies" has been selected to be featured for a look at the life of the family that built the home and those that followed.

In 1893, Lawrence and Emma Yalding Cooper built their beautiful 12 room white frame home at 545 Park Boulevard. It was set on a hill surrounded by woods. A large porch wrapped around the house with two entrances. A porte-cochere was on the the north side giving shelter to those leaving their carriages. The driver then followed a winding drive to the barn located southeast of the house.

One entered the house through an enclosed vestibule. The front hall was spacious with a splendid staircase. One climbed a few stairs to a landing, large enough to form a sitting space. It had a small window on the west and a large one on the north. About three quarters of the way up the stairs was another landing where one could stop and view a tall stained glass window with the inscription "Listening to the Fairies". The stairs then led up to six bedrooms (one with a fireplace) and two full baths. A front and back parlor and a library were on the south side of the first floor. The dining room and kitchen were on the north side with a large walk-in pantry off the kitchen.

Lawrence was a lawyer for the Chicago and North Western Railroad, with his office in Chicago. On his homeward walk from the train station, he followed a winding path that led from Park Boulevard



Ward B. LeStage Home, 570 Anthony (Under Construction)

Built in 1893 - Plaqued by GEHS in 1973

*Note: This was Thomas Hill's last home
which was purchased by Joseph H. Wagoner in 1917*



*Dr. Samuel A. Lundgren Home, Northwest corner of Crescent Boulevard and Riford Road
Built in 1891*



*Philo W. Stacy Home located at 678 Main Street
Built 1893 - Plaque by GEHS 1976*

Attachment: Email Regarding Turrets (3125 : Zoning Text Amendments)



The A. E. G. Goodridge house located on the southeast corner of Milton and Linden Streets, initial site of the Glen Ellyn Cross Country Club

