



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, March 8, 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 January 25, 2018 Draft Minutes

1. January 25, 2018 Draft Minutes

D. Public Hearing - Zoning 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.

E. Official 2018 Zoning Map

1. Official 2018 Zoning Map. Discussion, consideration and recommendation regarding the Official 2018 Village of Glen Ellyn Zoning Map.

F. Trustee's Report

G. Chairman's Report

H. Staff Report

I. Other Business

J. Adjournment

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets

on the second and fourth Monday of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.

cc: Glen Ellyn Plan Commission
Craig Pryde, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner
Kelly Purvis, Associate Planning
Barbara Utterback, Plan Commission Secretary
Meredith Hannah, Economic Development Manager
Lori Gloude, Administrative Assistant
Lindsey Kaminsky, Executive Assistant
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: 03/08/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Minutes
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3156)

DOC ID: 3156

January 25, 2018 Draft Minutes

ATTACHMENTS:

- January 25, 2018 Draft Minutes (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
JANUARY 25, 2018

Call to Order

The regular meeting of the Plan Commission was called to order by Acting Chairperson Tracy Heming-Littwin at 7:00 p.m. Plan Commissioners Angela Fanella, Phillip Hartweg, Tim Loftus, Mohammed Saeed and Jamie Vondruska were present. Plan Commissioners Terra Costa Howard and David Rodemann and Chairperson Mary Loch were excused. Also present were Village Planner John Sterrett, Recording Secretary Debbie Solomon and Trustee Bill Enright.

A quorum was present.

Public Comment

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

Approval of December 14, 2017 Plan Commission Minutes

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

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

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

PUBLIC HEARING – 765 HARDING AVENUE – HARDING CUSTOM HOMES – 4-LOT SINGLE-FAMILY SUBDIVISION

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

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

Staff Introduction

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

1. Approval of a Minor Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code; and
2. A variation from Section 11-4-4(E) of the Subdivision Regulations Code to allow a right-of-way width of 55 feet in lieu of the minimum required right-of-way width of 60 feet.

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

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

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

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

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

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

1. All sidewalks proposed in the subdivision shall be installed no later than 24 months after the issuance of the first occupancy permit.
2. The topsoil stockpile shall be removed from the property adjacent to the east as soon as construction of the 4 lots is complete.
3. Complete a land transfer application to transfer the remnant lot of approximately 3,500 square feet created on the east side of the subject property to the adjacent 787 Harding Avenue parcel to the east. The recording of the land transfer plat shall be recorded prior to the subject requests being placed on the Village Board agenda for consideration.
4. The comments contained in the Public Works review memo from Rich Daubert, Professional Engineer, dated December 1, 2017 shall be addressed at the time of the permit review for the project.
5. The required developer donations for the project shall be submitted prior to the issuance of any building permits. Or, depending on the direction from the Plan Commission: The required developer donations for the project be submitted prior to the issuance of any building permits. The petitioner shall be credited with one dwelling unit having previously been located on the property and thus the payment of only three dwelling units is required.
6. Any other conditions the Plan Commission feels appropriate for the requested approvals.

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

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

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

Petitioner's Presentation

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

Questions from the Plan Commission

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

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

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

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

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

Persons in Favor of or in Opposition to the Request

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Comments from the Plan Commission

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

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

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

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

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

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

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

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

Motion

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

Having considered the application from Harding Custom Homes for the approval of a Minor Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code and a variation from Section 11-4-4(E) of the Subdivision Regulations Code to allow a right-of-way width of 55 feet in lieu of the minimum required right-of-way width of 60 feet to accommodate a four-lot single-family subdivision for 765 Harding Avenue, the Plan Commission hereby adopts the findings of fact in the petitioner's application packets and the testimony presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the requests, subject to the following conditions:

1. All sidewalks proposed in the subdivision shall be installed no later than 24 months after the issuance of the first occupancy permit.
2. The topsoil stockpile shall be removed from the property adjacent to the east as soon as construction of the 4 lots is complete.
3. Complete a land transfer application to transfer the remnant lot of approximately 3,500 square feet created on the east side of the subject property to the adjacent 787 Harding Avenue parcel to the east. The recording of the land transfer plat shall be recorded prior to the subject requests being placed on the Village Board agenda for consideration.
4. The comments contained in the Public Works review memo from Rich Daubert, Professional Engineer, dated December 1, 2017 shall be addressed at the time of the permit review for the project.
5. The required developer donations for the project be submitted prior to the issuance of any building permits. The petitioner shall be credited with one dwelling unit having previously been located on the property and thus the payment of only three dwelling units is required.
6. Any other conditions the Plan Commission feels appropriate for the requested approvals.

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

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

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

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

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

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

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

Staff Introduction

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

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

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

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

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

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

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

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

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

1. Prior to the zoning variation request being scheduled for consideration by the Village Board, the petitioner shall prepare and submit final plans to the Planning and Development Department.
2. Final approval of the proposed access onto Glencoe Street shall be issued by the City of Wheaton prior to the release of a site development permit.
3. All outstanding comments contained in the Public Works memo from Rich Daubert, Professional Engineer, dated November 17, 2017, shall be addressed at the time of the permit for site development.
4. Any other conditions the Plan Commission feels appropriate for the requested zoning variation.

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

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

Petitioner's Presentation

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

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

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

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

Questions from the Plan Commission

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

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

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

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

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

Persons in Favor of or in Opposition to the Request

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

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

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

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

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

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

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

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

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

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

Commissioner Fanella asked if the bus numbers were consistent to which Dr. Gordon stated they are.

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

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

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

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

Comments from the Plan Commission

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

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

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

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

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

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

Motion

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

Having considered the application from School District 41 regarding a request for approval of a variation from the Glen Ellyn Zoning Code to accommodate a proposed bus drop-off / pick-up drive parallel with Glencoe Street associated with a proposed addition to Hadley Junior High School, the Plan Commission hereby adopts the findings of fact in the petitioner's application

packets and the testimony presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the requests, subject to the following conditions:

1. Prior to the zoning variation request being scheduled for consideration by the Village Board, the petitioner shall prepare and submit final plans to the Planning and Development Department.
2. Final approval of the proposed access onto Glencoe Street shall be issued by the City of Wheaton prior to the release of a site development permit.
3. All outstanding comments contained in the Public Works memo from Rich Daubert, Professional Engineer, dated November 17, 2017, shall be addressed at the time of the permit for site development.
4. Any other conditions the Plan Commission feels appropriate for the requested zoning variation.

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

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

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

Public Hearing – Zoning Text Amendments

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

PUBLIC HEARING – ZONING TEXT AMENDMENTS

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

PLAN COMMISSION

-18-

JANUARY 25, 2018

SETBACK REQUIREMENTS, AND PERMITTED OBSTRUCTIONS AND STRUCTURES IN REQUIRED YARDS, AMONG OTHER ITEMS.

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

Trustee's Report

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

Chairperson's Report

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

Staff Report

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

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

Other Business

None

Adjournment

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

PLAN COMMISSION

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JANUARY 25, 2018

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Attachment: January 25, 2018 Draft Minutes (3156 : January 25, 2018 Draft Minutes)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/08/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Public Hearing
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3157)

DOC ID: 3157

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.

STAFF REPORT

TO: Glen Ellyn Plan Commission
FROM: John Sterrett, Village Planner
DATE: March 2, 2018
FOR: March 8, 2018 Plan Commission Meeting
SUBJECT: Zoning Text Amendments

The continued public hearing for the proposed Zoning Text Amendments (ZTAs) will occur at the March 8, 2018 Plan Commission meeting. The Plan Commission previously reviewed all 26 ZTAs and made a recommendation on 24 of them at the January 11, 2018 meeting and the February 22, 2018 meetings. The remaining text amendments to be discussed further include group homes and turret provisions. Staff has also included a ZTA that clarifies the size of the rear yard on a corner lot. This proposed amendment is in response to the previously discussed ZTA that redefines a corner side yard.

Please bring to the meeting the documents related to the group homes and turret provisions that were previously distributed to the Plan Commission for the December 14, 2017 meeting and the February 22, 2018 meeting, as well as the group home information 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.

Commission Action. The Plan Commission should review and continue the discussion related to the group homes and turrets as well as the rear yard provision for corner lots. The Commission may recommend approval, approval with changes, or denial of these remaining ZTAs. If the Commission believes that additional research or discussion is needed for a particular amendment, a recommendation on the ZTA could be tabled for further consideration at a later date or the ZTA 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 the remaining ZTAs at the March 8, 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

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

ATTACHMENTS:

- ZTA Regulations(PDF)
- Group Homes - Accessibility Memo (PDF)
- Turret Photos (PDF)

4. Amend the definitions of “Family” and “Group Homes” and make “Group Homes” a permitted or special use in all 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 10-4-5(B) (RE Residential Estate District) to read as follows:

Special uses: Group Home, where 4 (four) or less residents are housed.

Amend Section 10-4-6(B) (R0 Residential District – Special Uses) to read as follows:

Group Home, where 4 (four) or less residents are housed.

Amend Section 10-4-7(B) (R1 Residential District – Special Uses) to read as follows:

Group Home, where 4 (four) or less residents are housed.

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

Group Home, where 4 (four) or less residents are housed.

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

Group Home, where 4 (four) or less residents are housed.

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

Group Home, where 4 (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 4 (four) residents are housed.

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

Group Home, where 4 (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 4 (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 4 (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.~~

Amend Section 10-4-17-2(G) (C5B Central Service Subdistrict – Parking and loading requirements) to read as follows:

~~9. Group home. One space for each 1,000 square feet of gross floor area.~~

Follow-up Discussion: The Plan Commission discussed the proposed group home text amendments at the February 22, 2018 meeting and requested additional information be provided prior to making a recommendation on the proposed text amendments. The information sought by the Commission included applicable ADA requirements for group homes, State requirements for a residence to be licensed as a group home, the ability to place restrictions on the amount of caregivers within a group home, and adding parking restrictions, either a minimum or maximum, to a group home. Staff has provided information on these topics for additional discussion by the Plan Commission. The Plan Commission also discussed allowing group homes in the RE, R0, and R1 districts as a Special Use if the Code were amended to allow them as special uses in the R2, R2B. Staff and Village legal counsel concur with this, and the previously proposed amendments for group homes have been revised to include group homes as a special use in the RE, R0 and R1 districts. Staff is still recommending that group homes be a permitted use in the R3, R4, and R5 districts.

ADA Requirements

Please see attached memo from Steve Witt, Building and Zoning Official.

State Requirements

Group homes are regulated by the State of Illinois through the Department of Human Services. The State stipulates that group homes are to be “located in an area that will enable individuals to participate and be integrated into their community and neighborhood”. These homes are to be “typical homes in the residential neighborhood” (see attached Section of Illinois Administrative Code). The State requires that the homes comply with locally adopted building, fire, and life safety codes. Prior to providing services for any individuals at a site, a group home provider must supply the State with documentation showing compliance with these codes. Each home must meet minimum standards such as the number of bathrooms provided for individuals, floor area for a bedroom space for each individual, and proper evacuation routes for residents. All caregivers used for the group home must be licensed with the Department of Human Services and any employee not licensed must be supervised by a licensed professional. The amount of caregivers necessary to care for an individual is based on their specific need depending on their mental or physical disability.

Amount of Caregivers Permitted

Since the number of caregivers at a group home is regulated by the State, staff does not believe that the amount of caregivers used at a licensed group home should be restricted by the Village. The Village is not equipped to judge the number of caregivers required for various medical conditions. The State should regulate the specific amount of caregivers depending on the disabilities present in the group home.

Parking Restrictions

The Zoning Code currently regulates the minimum amount of parking required for a group home. Sections 10-4-10(H) and 10-4-11(G) currently require a group home to have at least one parking space for each 800 square feet of gross floor area of the group home and Section 10-4-17-2(G)9 requires one parking space for each 1,000 square feet of gross floor area of the group home. Staff does not believe parking for group homes should be specified. There are existing regulations in place that would be enforced related to parking including no parking on a public street overnight, no parking over a sidewalk, no inoperable vehicles, no parking on an unpaved surface, among others. We believe these existing regulations would address any parking issues that may arise.

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- 18. Create a definition for a turret and allow it as a special architectural feature. Current height regulations in the Code effectively prohibit turrets.**

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, weather vanes, turrets, fifty percent (50%) open guardrails or lightning rods provided the top of the feature does not exceed five feet (5') above the ~~higher of the constructed or designed~~ highest permitted ridge ~~height or eave height for a lot on a principal structure~~, and not more than one architectural feature shall be permitted above the permitted height on a building, excepting that a turret may have either a spire or a weather vane at its peak. A turret shall adhere to the same setback requirements as the principal structure on the lot.

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, weather vanes, turrets, fifty percent (50%) open guardrails or lightning rods provided the top of the feature does not exceed five feet (5') above the ~~higher of the constructed or designed~~ highest permitted ridge ~~height or eave height for a lot on a principal structure~~, and not more than one architectural feature shall be permitted above the permitted height on a building, excepting that a turret may have either a spire or a weather vane at its peak. A turret shall adhere to the same setback requirements as the principal structure on the lot.

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 restrictions.

Per the direction from the Plan Commission at the February 22, 2018 meeting, staff reviewed the architectural plans of two existing homes in the Village that have turrets to determine if the proposed language (presented at the February 22, 2018 Plan Commission meeting) would allow existing turrets to be built on new homes, (see attached plans). Based on the review, staff has determined that neither turret would have been able to be constructed due to language restricting the area of a turret.

Staff has also investigated how communities with historic homes, such as Hinsdale, Riverside, Elmhurst, Naperville, and Oak Park regulate turrets on residential structures. Hinsdale, Naperville, and Oak Park exempt turrets from the height provisions of their Zoning Code but do not have specific regulations as to the size or maximum height of a turret. Naperville allows ornamental towers to *"be erected to their customary height, regardless of the height limitations of the zoning district in which they are located."* Riverside, on the other hand, requires a special use permit be obtained for a turret to be constructed on a home. Elmhurst simply allows turrets with no specific provisions or exemptions.

Staff would recommend allowing turrets as an architectural feature, not to exceed 5 feet above the established maximum height for the zoning district. We believe that the bulk of the turret will be further restricted by the lot coverage ratio, height limitation for the district and yard setback requirements. If we find that the text will prevent the construction of a turret in the future, we can bring a text amendment revision back to the plan commission for further review. The Plan Commission could also discuss allowing turrets to exceed the maximum height of a building but not place specific restrictions on the height of the turret. While this would not be staff's preference, it is another option that other communities (Hinsdale, Elmhurst, Naperville and Oak Park) have adopted.

Commissioner Fanella provided staff with four examples of homes within the Village that have turrets. Staff visited each of the locations (photos attached). Although we are unable to locate the building plans to confirm the actual difference in height between the turret and the ridge height it appears that the peak of the turret is not more than 5 feet above the ridge of the principal structure. Therefore, each turret could be replicated with the adoption of the proposed revised text amendment.

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- 27. On all corner lots, include the portion of a corner side yard adjacent to a rear yard as though it were part of the rear yard when determining the total allowable square footage of accessory structures and when determining how much of a required rear yard may be impervious surface.**

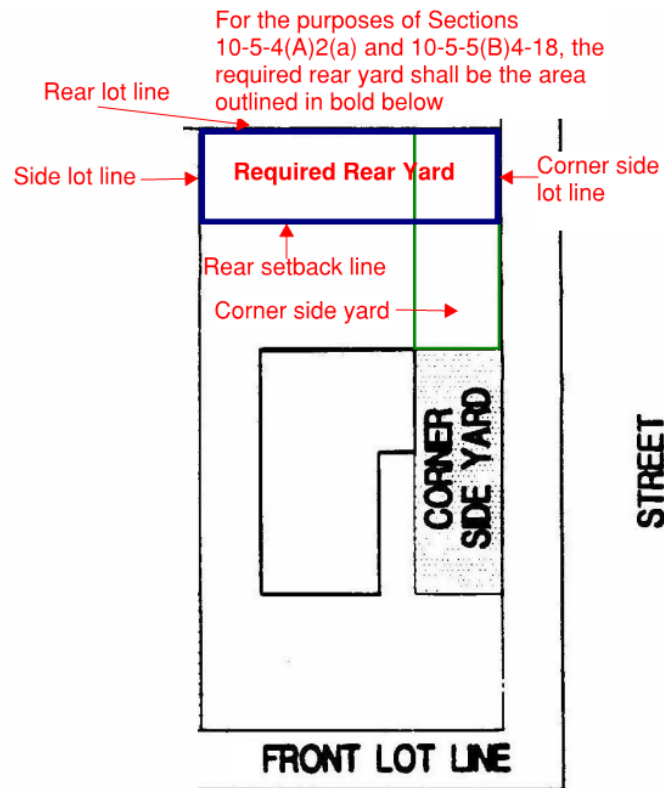
Amend Section 10-5-4(A)2(a) (Accessory Structures and uses - Area) as follows:

- a. The total combined area of all freestanding accessory structures on a zoning lot shall be limited to 1,000 square feet, but no more than 30% of a required rear yard, whichever is less. For all corner lots, the size of the rear yard shall be the area bounded by the side lot line, rear lot line, corner side lot line, and rear setback line. See Figure 16 in Section 10-11-2.

Amend Section 10-5-5(B)4-18 (Permitted Obstructions and Accessory Structures in Required Setbacks) as follows:

18	Impervious Surface	X	X	X	a. Limitations: Expansion of existing or new impervious surface is prohibited except as defined herein. b. Distance: Pervious surface must be maintained as identified in 10-5-5(C). c. Area: 1) 50% or less of each required front, corner side, and rear yard (calculated independently) may be impervious surface in the R0, R1, R2, and R3 zoning districts. <u>For all corner lots, the size of the rear yard shall be the area bounded by the side lot line, rear lot line, corner side lot line, and rear setback line. See Figure 16 in Section 10-11-2.</u> 2) 35% or less of the front yard may be impervious surface in the R4 zoning district 3) In the Residential Estate district, 25% or less of each required front, corner side and rear yard (calculated independently) may be impervious surface. <u>For all corner lots, the size of the rear yard shall be the area bounded by the side lot line, rear lot line, corner side lot line, and rear setback line. See Figure 16 in Section 10-11-2.</u>
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Amend Section 10-11-2 (Illustration – Figures) to include the following illustration:



Reasoning: The Plan Commission recommended approval of staff's proposed change to the definition of a Corner Side Yard at the February 22, 2018 meeting. This change reduces the size of the required rear yard on corner lots. The combined area of all freestanding accessory structures and impervious surfaces permitted on corner lots will consequently be reduced in size further limiting what can be built on a corner lot. The proposed text amendment will address both of these issues and allow owners' of corner lots to construct the same percentage of coverage of accessory structures and impervious surfaces as the current code allows.

**PLANNING & DEVELOPMENT DEPARTMENT
INTEROFFICE MEMORANDUM**

TO: Greg Mathews, Village Attorney

FROM: Steve Witt, Building & Zoning Official

TO: Staci Hulseberg, Director of Planning and Development
John Sterrett, Planner

DATE: February 28, 2018 Revised

**SUBJECT: Group Homes
Accessibility Requirements**

The following is a review of accessibility code requirements related to the use of an existing residential single-family dwelling unit as a group home. For the purpose of this memorandum, I assume that the group home provides 24-hour care for not more than 5 non-transient occupants at any one time, excluding staff. I also assume that the group home acts as one dwelling unit wherein each sleeping room does not have separate kitchen, toilet, bathing or other living spaces.

2009 International Building Code (“IBC”): A group home as described above would fall into Residential Group R-3 (IBC Section 310). As long as there are no more than sixteen non-transient persons of any age receiving care in the group home, the group home is permitted to comply with the International Residential Code (“IRC”). The IRC has no accessibility requirements. As both the single-family and group home uses are of a residential nature, there is no change of the occupancy group which would otherwise trigger accessibility requirements (IBC Section 3411.4).

1997 Illinois Accessibility Code (“IAC”): The IAC is applicable to all “public facilities” and “multi-story housing units” as defined and governed by the Environmental Barriers Act. A group home contained within a single-family residential structure would not meet the criteria for a covered multi-story housing unit. A single-family dwelling unit is not in itself covered by the IAC; however, a group home within a single-family residential structure would be considered a public facility as it is used by the public and employees. The IAC is not applicable to existing buildings unless there is work being performed thereon including new construction, alteration, additions, historic preservation, restoration, or reconstruction in whole or in part (IAC Section 400.130).

Fair Housing Act (“FHA”): The accessibility provisions of the FHA generally apply to new multifamily housing consisting of four or more dwelling units and built for first occupancy after March 13, 1991. To be covered by the FHA, all of the finished living space must be on the same floor, that is, be a single-story dwelling unit. Since the group home is only one dwelling unit, the FHA is not applicable, regardless of date of initial occupancy.

2010 Americans with Disabilities Act (“ADA”): The ADA is applicable for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities. It is not applicable to existing buildings unless there is new construction or alterations being performed.

Summary: Group homes operating out of existing single-family dwelling units are not subject to accessibility requirements unless there is new construction or alterations being performed.

679 North Main Street



Attachment: Turret Photos (3157 : ZTA)

644 North Main Street



Attachment: Turret Photos (3157 : ZTA)

583 North Main Street



Attachment: Turret Photos (3157 : ZTA)

475 Cottage Avenue



Attachment: Turret Photos (3157 : ZTA)

564 North Main Street



Attachment: Turret Photos (3157 : ZTA)

602 Prairie Street



Attachment: Turret Photos (3157 : ZTA)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/08/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Discussion Item
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3154)

DOC ID: 3154

Official 2018 Zoning Map. Discussion, consideration and recommendation regarding the Official 2018 Village of Glen Ellyn Zoning Map.

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: John H. Sterrett, Planner
Evan J. Clements, Planning Intern

DATE: March 2, 2018

FOR: March 8, 2018 Plan Commission Meeting

SUBJECT: 2018 Official Zoning Map

BACKGROUND: The Illinois Compiled Statutes require that the Village publish an updated Zoning Map by April 1st of each year. This update typically includes annexations, zoning map amendments and the correction of any scrivener's errors. Staff is requesting that the Plan Commission review and make a recommendation regarding the 2018 Official Zoning Map to the Village Board.

PUBLIC

HEARING: Public hearings were held before any annexations or zoning map amendments were approved. Since the public has already had an opportunity to comment on these changes, a public hearing is not required for approval of the 2018 Official Zoning Map.

MAP

AMENDMENTS: The following changes were made to the Zoning Map over the past year.

1. **21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue.** On December 11, 2017, the Village Board adopted Ordinance 6565 which approved annexing property at the southeastern corner of Roosevelt Road and Lawler Avenue commonly known as 21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209 South Lawler Avenue. The property was zoned C3 Service Commercial and was approved to be developed as a gas station, convenience store, and car wash.
2. **22W155 Buena Vista Drive.** On November 13, 2017, the Village Board adopted Ordinance 6548 which approved annexing property commonly known as 22W155 Buena Vista Drive (new address 713 Buena Vista Drive). The property was zoned R1 Residential as part of the annexation.

3. **21W551 Bemis Road and 21W518 Bemis Road.**

On May 22, 2017, the Village Board adopted Ordinance 6504 which approved the annexation of the Glenbard Wastewater Authority treatment facility at Bemis Road and Sunnybrook Road. The property was zoned R2B Residential District as part of the annexation.

PLAN

COMMISSION

ACTION:

The Plan Commission is being asked to review the proposed 2018 Zoning Map and make a recommendation to the Village Board regarding its adoption as the 2018 Official Glen Ellyn Zoning Map. The Board is expected to act on the updated Zoning Map at their special March 19, 2018 meeting.

ATTACHMENTS:

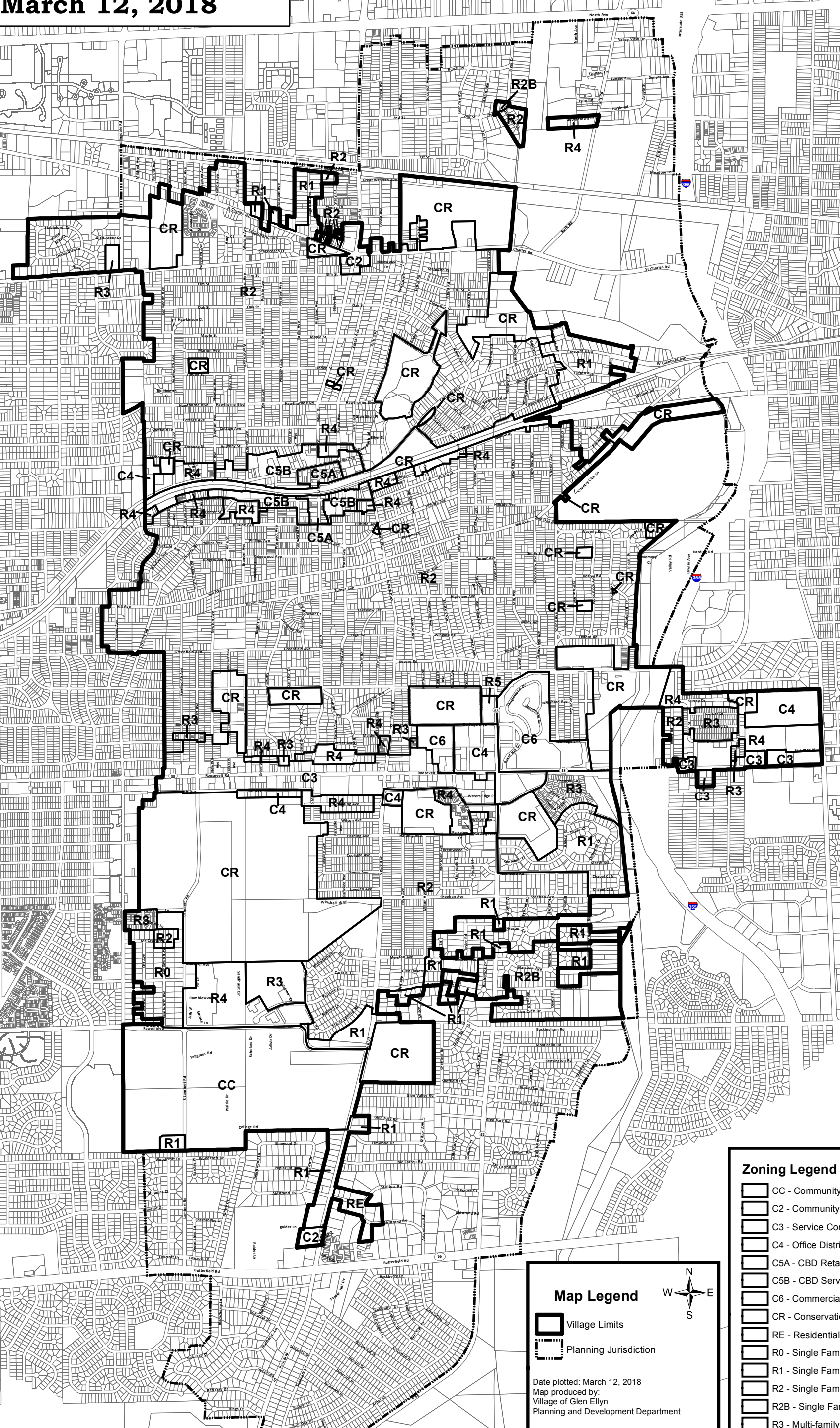
Draft 2018 Zoning Map
 Draft 2018 Zoning Map with Changes Highlighted
 Close-up of Draft 2018 Zoning Map

Cc: Staci Hulseberg, Planning and Development Director

ATTACHMENTS:

- Draft 2018 Zoning Map (PDF)
- Draft 2018 Zoning Map with Changes Highlighted (PDF)
- Close-up of Draft 2018 Zoning Map (PDF)

Village of Glen Ellyn
2018 Official Zoning Map
March 12, 2018



Attachment: Draft 2018 Zoning Map (3154 : 2018 Zoning Map Update)



Map Legend

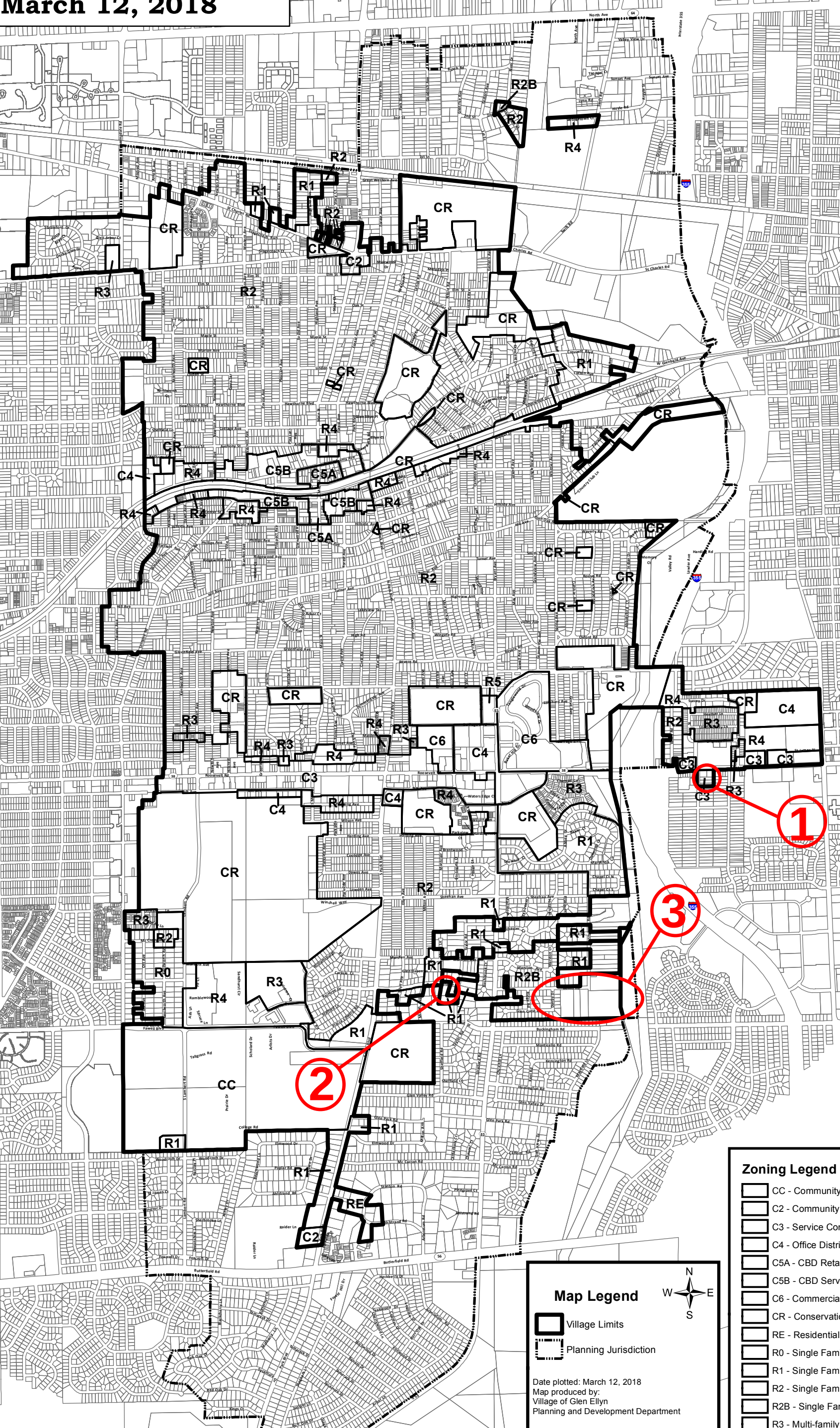
- Village Limits
- Planning Jurisdiction

Date plotted: March 12, 2018
Map produced by:
Village of Glen Ellyn
Planning and Development Department

0 625 1,250 2,500
Feet

- Zoning Legend**
- 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

Village of Glen Ellyn
2018 Official Zoning Map
March 12, 2018



Attachment: Draft 2018 Zoning Map with Changes Highlighted (3154 : 2018 Zoning Map Update)



Map Legend

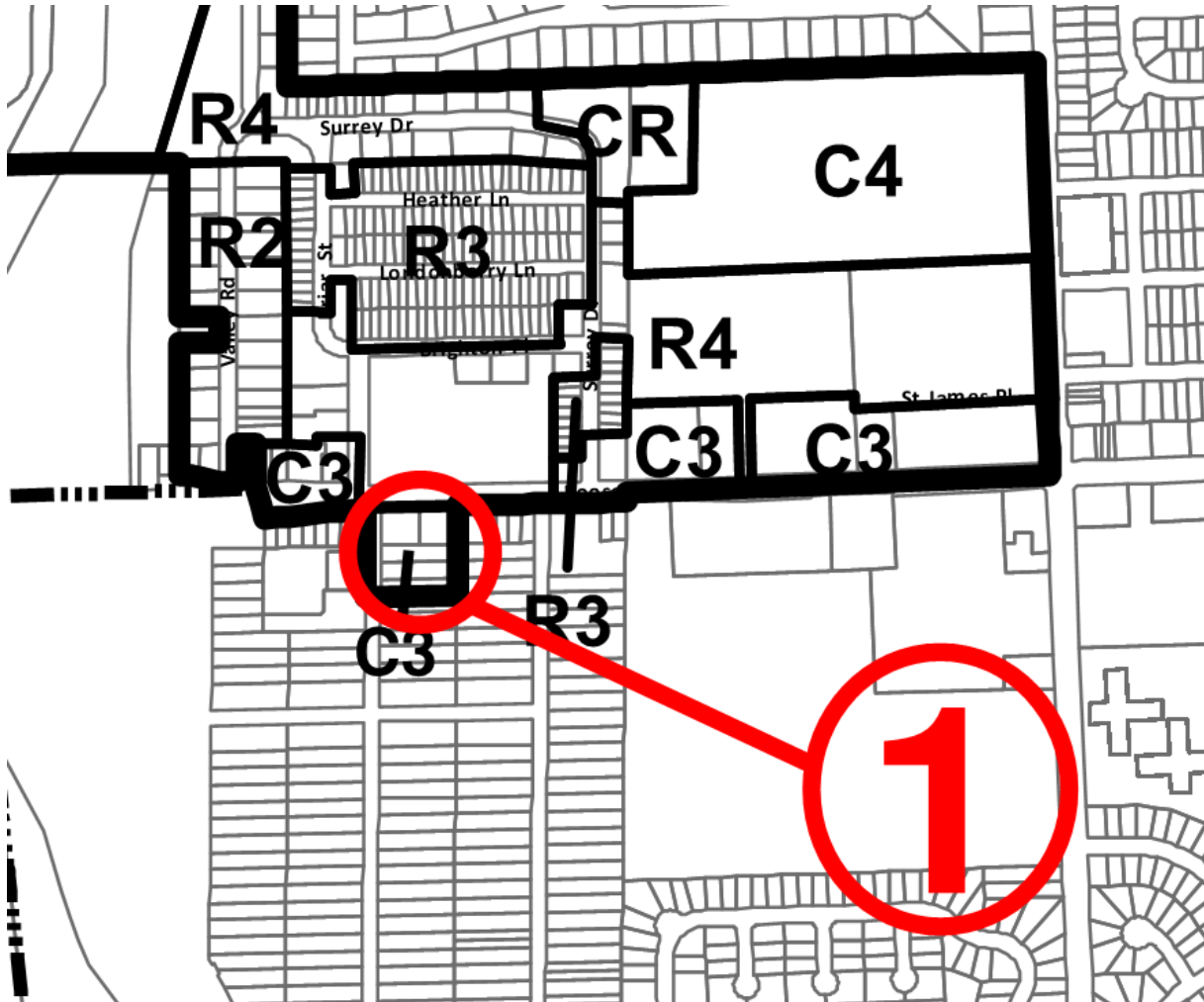
- Village Limits
- Planning Jurisdiction

Date plotted: March 12, 2018
Map produced by:
Village of Glen Ellyn
Planning and Development Department

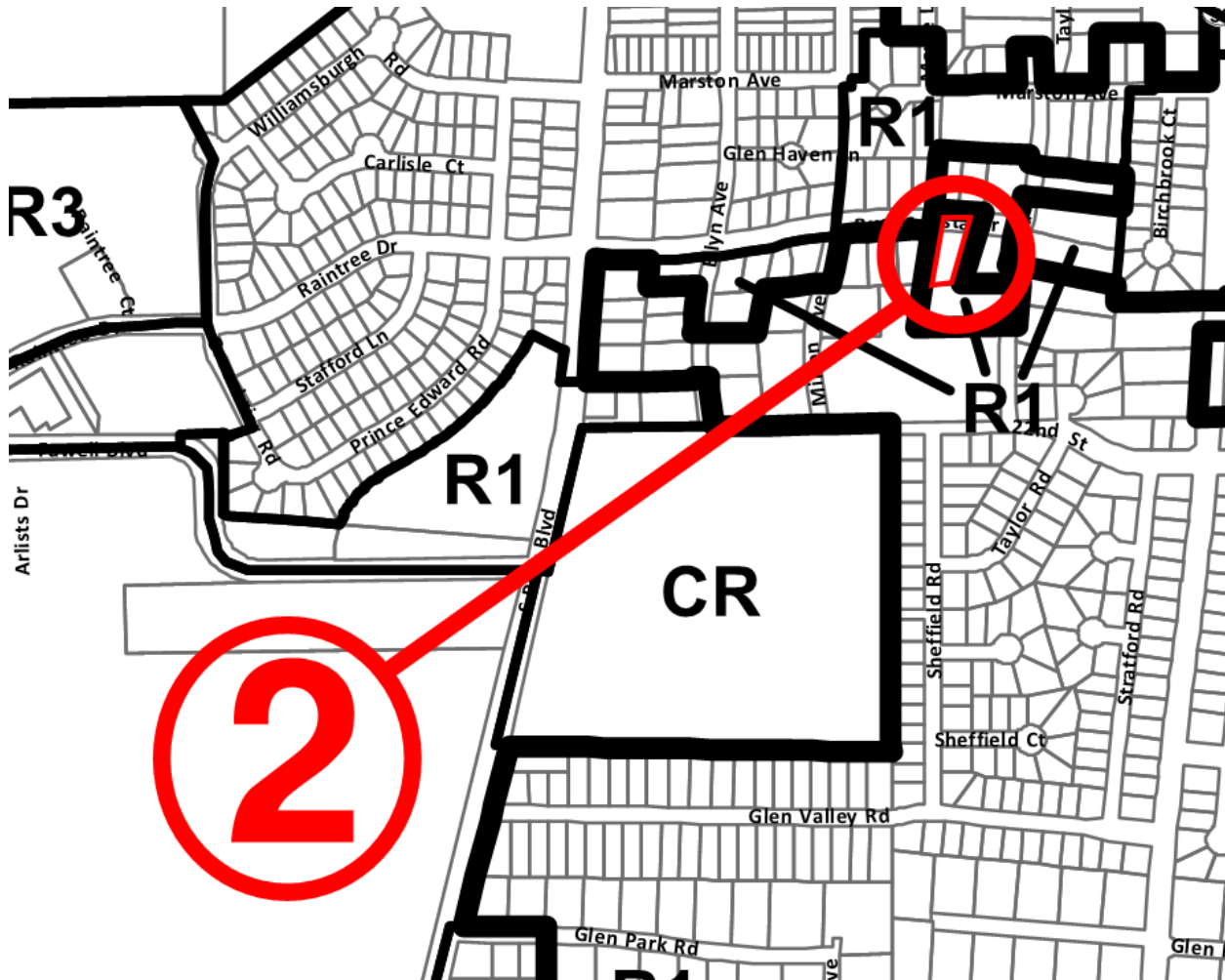
0 625 1,250 2,500
Feet

Zoning Legend	
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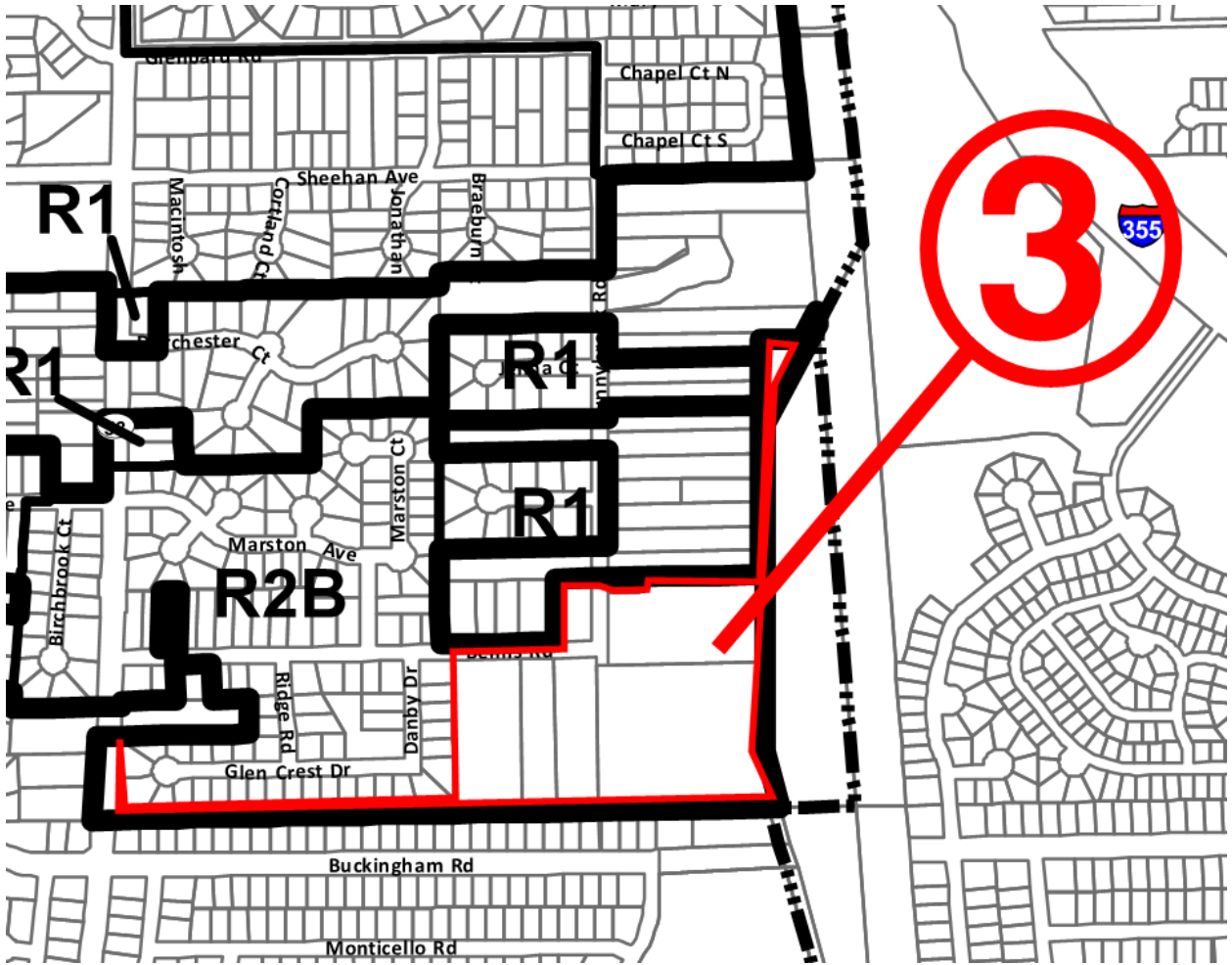
21W135 Roosevelt Road, 751 West Roosevelt Road, and 1209
South Lawler Avenue



22W155 Buena Vista Drive



21W551 Bemis Road and 21W518 Bemis Road



Attachment: Close-up of Draft 2018 Zoning Map (3154 : 2018 Zoning Map Update)