



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, May 24, 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. Approval of March 8, 2018 Draft Plan Commission Minutes

D. Public Hearing - 840-944 Roosevelt Road - Pete's Market/Baker Hill Shopping Center - PUD Amendment and Sign Variations

1. Public hearing with discussion, consideration, and recommendation regarding a request for approval of an amendment to the Baker Hill Planned Unit Development to amend Ordinance 4467 to accommodate the expansion of an existing commercial tenant space and a request for variations from the Sign Code for a future Pete's Market. The subject property is located in the Baker Hill shopping center on the north side of Roosevelt Road east of Baker Hill Drive in the C6 Commercial/Multi-Use Planned Development District. (Planner Sterrett)

E. Public Hearing - Zoning Code and Subdivision Regulations Code Text Amendments

1. Public hearing with discussion, consideration and recommendation regarding proposed text amendments to the Glen Ellyn Zoning Code and the Glen Ellyn Subdivision Regulations Code. Amendments to the Zoning Code include changes to chapters 2, 4, and 5 that will affect the regulations for residential and commercial development in the Village. The proposed amendments are related to such things as the definition of a reversed corner lot, permitted and special uses in the central business district, and the maximum height of fencing on through lots. Amendments to the Subdivision Regulations Code include changes to chapters 3 and 4 that will affect the subdividing of property in the Village. The proposed amendments are related to such things as private streets, undergrounding of utilities, and procedures for two-lot subdivisions, land transfers, and lot consolidations. (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